Community Info:

MLS #: 1598325 **Active** **Business/Comm** **Price:** **$40,000** **AUC**

221-223 Allen St # **Village** Clinton P07

County: Rock **Zip:** 53525 **State:** WI

Trade Name: **Units in Bldg:** 3

RE For Sale:	Yes	**Ann Rent/SqFt:**	$ 4638.00		
Bus for Sale:	No	**Bldg Gross SqFt:**	4638		
Lease Only:	No	**Net Leasable SqFt:**	4638		
# of Stories:	2	**Ceiling Hgt Min:**	10	**Max:**	12
Approx Bldg Dim:	0	**# Loading Docks:**			
Estimated Age:	999	**Parking Fees/Mo:**	$ 0		
Street Frontage:	0	**Onsite Parking:**	0		

Directions: From East Street go West on Cross Street to South on Allen Street

Click M for Map:

Documents (if

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	0	0	No	$ 0	$ 0.00	$ 0	4638
2	0			$	$	$	
3				$	$	$	

Gross Op Inc:	$ 0	**Zoning:**	Comm		**Land Assess:**	**$** 13,900	
Gross Sales:	$	**Lot Size:**			**Improvements:**	**$** 154,400	
Gr Rental Inc:	$	**Vacancy:**	%		**Total Assess:**	**$** 168,300	**/** 2009
Ann Op Exp:	$ 0	**PerPropTax:**	$	**Year:**	**Net Taxes:**	**$** 4383	**/** 2009
Net Op Inc:	$ 0	**Inc/ExpYr:**	0				
Parcel #:	11101700201	**Inventory:**	$				
Legal:	Too Long On File						

Type	Retail, Office, Service, Restaurant/Supper Club, Wholesale, Recreation, Grocery, Day care, Beauty/barber, Mixed use, Apartment building, Other	**Building Parking**	1-5 spaces, Onsite, Other
Location	Business district, Other	**Seating Capacity**	N/A
Present Use	Office	**Licenses**	None
Building Framing	Masonry, Wood frame, Block, Concrete	**Sale Includes**	N/A
Exterior	Wood, Block, Concrete, Other	**Documents on File**	N/A
Roofing	Tar & gravel, All flat, Rubber/membrane	**Lease Type**	None
Heating /Cooling	Forced air, Hot water, Central air, Other	**Tenant Pays**	N/A
Fuel	Natural gas	**Terms/Option**	Cash, AUCTION
Water/Waste	Municipal water, Municipal sewer	**Exchange**	N/A
Features	Alley, Overhead doors, Private Restrooms, Residential unit(s), Less than 440 volt, Reception area, Signage available, Display window, Inside storage	**Miscellaneous**	N/A
		Occupancy	Owner, At closing

2 Unit Commerical Building with Residential Unit above. 18x36 Garage & Shop. Opening Bid $40,000.00. 10% Buyers Fee Auction. High Bid + Buyers Fee = Final Sale Price. Offers written prior to Auction must include Buyers Fee. Property Selling "AS IS" w/ "NO CONTINGENCIES"! $1,000 down in earnest money upon acceptance w/ 30 days to close.-- AUCTION DATE: Sat. August 7th 3:00 PM ON SITE. PREVIEW PROPERTY: Sun. August 1st 12 Noon-1 PM. Come be the sucessful bidder!

Sold Price: **Pts Pd/SlrCr:** **Closing Date:**

This information provided courtesy of: United Country-Beloit Auction & Rea

SCWMLS and brokers do not guarantee accuracy of information. All material information must be independently verified by buyer. Equal housing opportunity listing.

REALTOR®

Richard Ranft
United Country-Beloit Auction & Rea
(608) 364-1965
info@beloitauction.com

United Country BA&R