

BUSINESS OPPORTUNITY

N50W34943 Wisconsin Ave
Oconomowoc, WI 53069-9773

\$499,000

Listing Agent: Rebecca Sprague
Office: 262.567.8351 Direct: 262.567.8302 X132

Retirement closes "Four Seasons". Long term beauty salon now ready for new entrepreneur. 5 chairs, 3 sinks, supplies and tools included. Main level retail potential. 2 apartments provide additional rental income 1 Bedroom lower \$550/month long term tenant. 1 bedroom upper rents \$550/month. Building well maintained, newer parking lot. Quaint town provides opportunity!



BUSINESS

Name of Business:

Major Type of Business:

Sub Type/Business:

Licenses:

Full-Time Employees:

Status: Active
Exterior: M-Aluminum, P-Wood
Roofing: Composition
Lot Size: .55 acre 95x285
Acres: 1/2 less than 1
Taxes: \$2,730/2006
Zoning: B2
Lease Only:
Road Frontage: Town/City Road

Miscellaneous:

Heating/Cooling: Central Air, Forced Air, Natural Gas

INCOME

Sched. Gross Income:
\$0

Gross OP Statement on File:

Net OP Statement on File:

Water/Waste:
Municipal Sewer, Municipal Water

Flood Plain: No

Financing: Call Wisconsin Mortgage
Bob Flowers - bobf@wimort.com - 262.827.4111 ext. 354
Don Schneck - don@wimort.com - 262.827.4111 ext. 379
Laurie Melius - laurie@wimort.com - 262.827.4111 ext. 357

Coordinates: 50 N / 349 W

County: Waukesha

Occupancy After Closing: Immediate

PIN #: 51620

RENT

Occupied: Y
Documents on File:
Prior Title Policy

Sale Includes:

Sale Excludes:

ShoreWEST
REALTORS®



Directions: Hwy 16 to Exit 178 (Okauchee) west on Wisconsin Ave.

Buyer has the right to see the property of his/her choice anywhere in the Metro Area and to inquire as to the factors used in recommending the price range. In our opinion the information shown is true but not guaranteed, measurements are approximate. REALTOR *MLS* Equal Housing Opportunity

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Appt Inst: Beauty shop is vacant show anytime, e-mail showings in .NET. Appointment through lister for tenants.

MLS Number: 906146

Office: 262.567.8351

Broker: Shorewest - Lake Country

Mobile: 414.699.REBA

Broker Owned: N