



Stan Proden, CCIM

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Customer Full Report, Commercial/Mixed Use, MLS#: **4169868**

103 Keller Ave N, Amery, WI 54001



Status: **Active**

List Price: **\$389,900**

Map Page: **99**

Map Coord: **A1**

Directions:

Intersection of Keller Avenue and Central Street-One Block South of Downtown Stoplight on West Side of Street.

CMU Style: **Business Opportunity, Office, Retail/Shopping Center**
 Current Use: **Business Service, Other**
 Const Status: **Previously Owned**
 Total Units: **2**
 Foundation Size: **5,000**
 Building Finished SqFt: **5,000**

Year Built: **1986**
 Acres: **0.16**
 Lot Dimen: **50x140**

TAX INFORMATION

Property ID: **201003910000**
 Tax Year: **2011**
 Tax Amt: **4,677.00**
 Assess Bal: **0.00**
 Tax w/assess: **4,676.77**
 Assess Pend: **No**
 Homestead: **No**

General Property Information

Legal Description: **ORIG PLAT BLK 5 LOTS 13 & 14**
 County: **POLK - Polk**
 School District: **119 - Amery, 715-268-0272**
 Complex/Dev/Sub:
 Lot Description: **Corner Lot, Zero Lot Line**
 Road Frontage: **City, US Highway, Curbs, Sidewalks**
 Zoning: **Business/Commercial**
 Accessibility: **No Stairs**
 Owner is an Agent?: **No**
 Public Remarks: **Prime Downtown Corner Retail Location Across from ATV and Non-Motorized Trail Heads. Front 2500sf is vacant & for rent. Profitable Radio Shack business in 1/2 of building is for sale also for \$31,900 and can be relocated. Possible lease w/option to buy.**

Owner Occupied: **Yes**

Structure Information

Heat: **Forced Air**
 Fuel: **Natural Gas**
 Air Cnd: **Central**
 Garage Stalls: **0.00**
 Other Parking: **5**
 Parking Char: **Uncovered/Open, Assigned**
 Utilities:
 Miscellaneous:
 Sale Includes: **Building, Land**
 Appliances:
 No. of Ranges:
 No. of Refrig:
 Basement: **Slab**

Exterior: **Brick/Stone**
 Fencing:
 Roof: **Flat, Rubber**
 Water: **City Water/Connected**
 Sewer: **City Sewer/Connected**

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Pool:
 Shared Rooms:
 Amenities-Shared:
 Amenities-Unit:

Units

No. of Efficiencies:	No. of 1 Room Units:	No. of 5 Room Units:
No. of 1 Bedroom Units:	No. of 2 Room Units:	No. of 6 Room Units:
No. of 2 Bedroom Units:	No. of 3 Room Units:	No. of 7 Room Units:
No. of 3 Bedroom Units:	No. of 4 Room Units:	Total Units: 2

FinancialSale Financial Terms: **Conventional, Cash**

Existing Financing:

Assumable Loan:

Auction: **No** Auctioneer License #: Auction Type:**Expenses**

Owner Expense:

Tenant Expense:

Annual Electric Expense:	Annual Repair Expense:
Annual Fuel Expense:	Annual Trash Expense:
Annual Insurance Expense:	Annual Water/Sewer Expense:
Annual Maintenance Expense:	Annual Caretaker Expense:

Annual Gross Expense: **8,319.00**Total Annual Expenses: **8,319.00****Income**Annual Gross Income: **18,000.00**Annual Net Income: **9,681.00**

Monthly Rent, 1 Room Units:	Annual Rent, 1 Room Units:
Monthly Rent, 2 Room Units:	Annual Rent, 2 Room Units:
Monthly Rent, 3 Room Units:	Annual Rent, 3 Room Units:
Monthly Rent, 4 Room Units:	Annual Rent, 4 Room Units:
Monthly Rent, 5 Room Units:	Annual Rent, 5 Room Units:
Monthly Rent, 6 Room Units:	Annual Rent, 6 Room Units:
Monthly Rent, 7 Room Units:	Annual Rent, 7 Room Units:
Monthly Misc. Income:	Annual Misc. Income:

This Report Prepared By: **Stanley Proden 715-268-6188**