


Address: 117 E Main St Watertown, WI 53094 County: Jefferson		MLS #: 1158514
	Property Type: Comm/Industrial Status: Active Taxes: \$4,726 Tax Year: 2009 Tax Key: 2829108150412171	List Price: \$395,000 For Sale/Lease: For Sale Only Zoning: C Days On Market: 94
	Sq. Ft.: 5,000 Lot Size: 25 x 100 Flood Plain: No Occ. Permit Required: N	Year Built: Year Established: Parking: 0 Occupied: Y
	Bus/Com/Ind: Business Name of Business: Industrial Park Name: Lease Amount: \$ / Avg Rent/SqFt: \$0	Sched. Gross Income: \$39,840 Gross Operating Inc: \$39,840 Net Operating Income: \$0 Total Operating Exp: \$0 Vacancy Allowance: \$0
Directions: Corner of 2nd and Main, downtown Watertown Coordinates: 0N 0W		
Type Commercial: Retail; Office(s) # of Acres: Less than 1/2 Type Industrial: Other Location: Corner; Business District # of Stories: 2 Proximity to HWY: 0-1 Miles Road Frontage: Town/City Road; High Visibility Exterior: Brick Roofing: Rubber Avg Ceiling Height: 11'-15' Truck Door Height: No Truck Door	Heating/Cooling: Natural Gas; Electric; Central Air Water/Waste: Municipal Water; Municipal Sewer Municipality: City Miscellaneous: Carpeting; Display Window; Rest Rooms Occupied: Not Vacant Basement: Full Expenses Include: None Documents: Tax Bill; Leases Estimated Age: Over 100 Years Occupancy: See Listing Broker	
Remarks: AWESOME INVESTMENT!!PRIME CORNER LOCATION IN THE HEART OF DOWNTOWN WATERTOWN! First floor consists of two office suites, the first has 4 offices, conference, reception. The second suite has 3 offices and reception. Upstairs has 4 unique studio apartments (constructed in 1997) in great condition, fully rented, plus coin laundry. Everything updated. Commercial space is leased through 10/31/13. Total current monthly income \$3,320. THIS IS A GREAT PLACE TO MAKE AN INVESTMENT. EASY MANAGEMENT.		
Showing Information: Call Listing Agent 920-988-0148		
Sub Agent Comm.: 2.0 Buyer Agent Comm.: 2.0 Limited/Unserviced: No	Excl. Agency Contract: N Var. Comm.: N Named Prospects: N	Broker Owned: Y Owner: Bonus to Broker:
Listing Office: Johnson & Hellekson Real Estate, LLC: jh Ph: 920-261-6311 Fax: 920-261-1180 URL:	Listing Agent: Scott Johnson : 5550 Ph: 920-988-0148 Cell: Fax: Email: scott@jhrellc.com	LA Address: 200 E. Main St., Ste. 100 Watertown, WI 53094

Information is supplied by seller and other third parties and has not been verified.
 Copyright 2010 by Multiple Listing Service, Inc. See [copyright notice](#).
 Prepared by Kim M Hellekson on Thursday, November 04, 2010 3:10 PM

1

