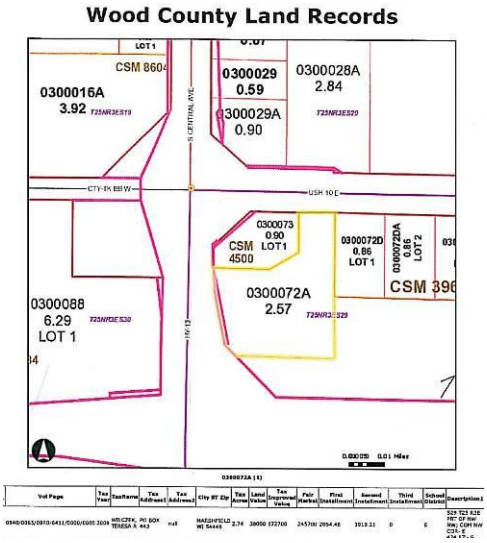
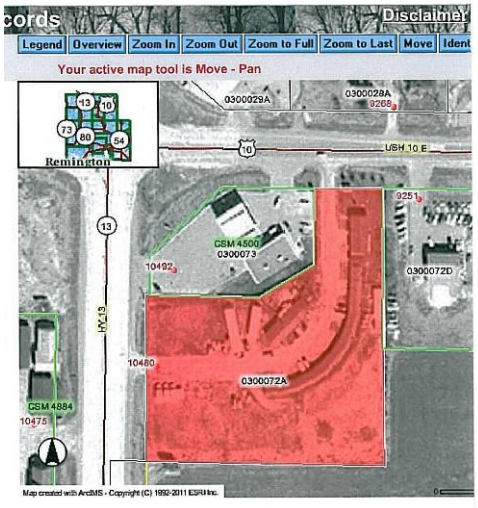


MOTIVATED SELLER
MAKE AN OFFER

HIGH EXPOSURE COMMERCIAL SITE



Address	10480 State Highway 13						**Lot #**	
Municipality	Marshfield						**Zoned**	Commercial
Contour		**Level**		**Sloping**		**Rolling**		**Woods**
Down				**Interest**	%	**Taxes $**	4051.98(2011)	
Terms						**Assess $**		
Schools	Marshfield					**Water**		
Lot Size/Acres	2.57 Acres MOL					**Sewer**		
Legal Desc.								
Directions	South of Marshfield – Just off of the corner of Hwy 10 & Hwy 13							
Remarks	Information Provided By Seller or Other Third Party and Has Not Been Verified By Broke: Information contained herein must be verified by buyer							

2.57 ACRES HIGH VISIBILITY on corner of Hwy 10 & Hwy 13. 2 driveway access - one on Hwy 10 & one on Hwy 13. Will be easily accessible in future as well with new round-a-bout. Great Commercial Opportunity.

Owner	Wilczek	File	3.2	**AREA**	MAR
Office	**RE/MAX American Dream**		**Phone**	**715-384-4423**	
Agent	**Connie Reiter- Miller**		**Phone**	**715-384-3210**	
Price	$400,000	**MLS #**	1100509	**ATR #**	

RE/MAX American Dream
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Connie Reiter-Miller
Realtor, SRES, CDPE
Phone: **715-305-1454**