

## INDUSTRIAL FOR SALE OR LEASE

422 MAIN STREET, SOMERSET, WI 54025



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$920,000
<b>LEASE RATE:</b>	\$4.00/SF NNN \$0.53/SF Taxes \$1.47/SF CAM
<b>LOT SIZE:</b>	5.58 Acres
<b>YEAR BUILT:</b>	1963
<b>BUILDING SIZE:</b>	22,300 SF
<b>COLD STORAGE BUILDING:</b>	2,400 SF
<b>PID/LOTS:</b>	181-1023-60-350 Lots 1 & 3
<b>TAXES 2018:</b>	\$11,788

### PROPERTY OVERVIEW

Industrial building in Somerset, Wisconsin for sale or lease.

### PROPERTY HIGHLIGHTS

- Block construction
- Outside storage with CUP
- City water and sewer
- Potential for Rail Spur from Canadian National
- 2,346 SF of modern office space
- AC in office area
- 2,400 SF cold storage building
- 11' clear height

**KW COMMERCIAL**  
13100 Wayzata Blvd.,  
Suite 400  
Minnetonka, MN 55305

**JEFFREY MEEHAN**  
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0: 612.991.6360  
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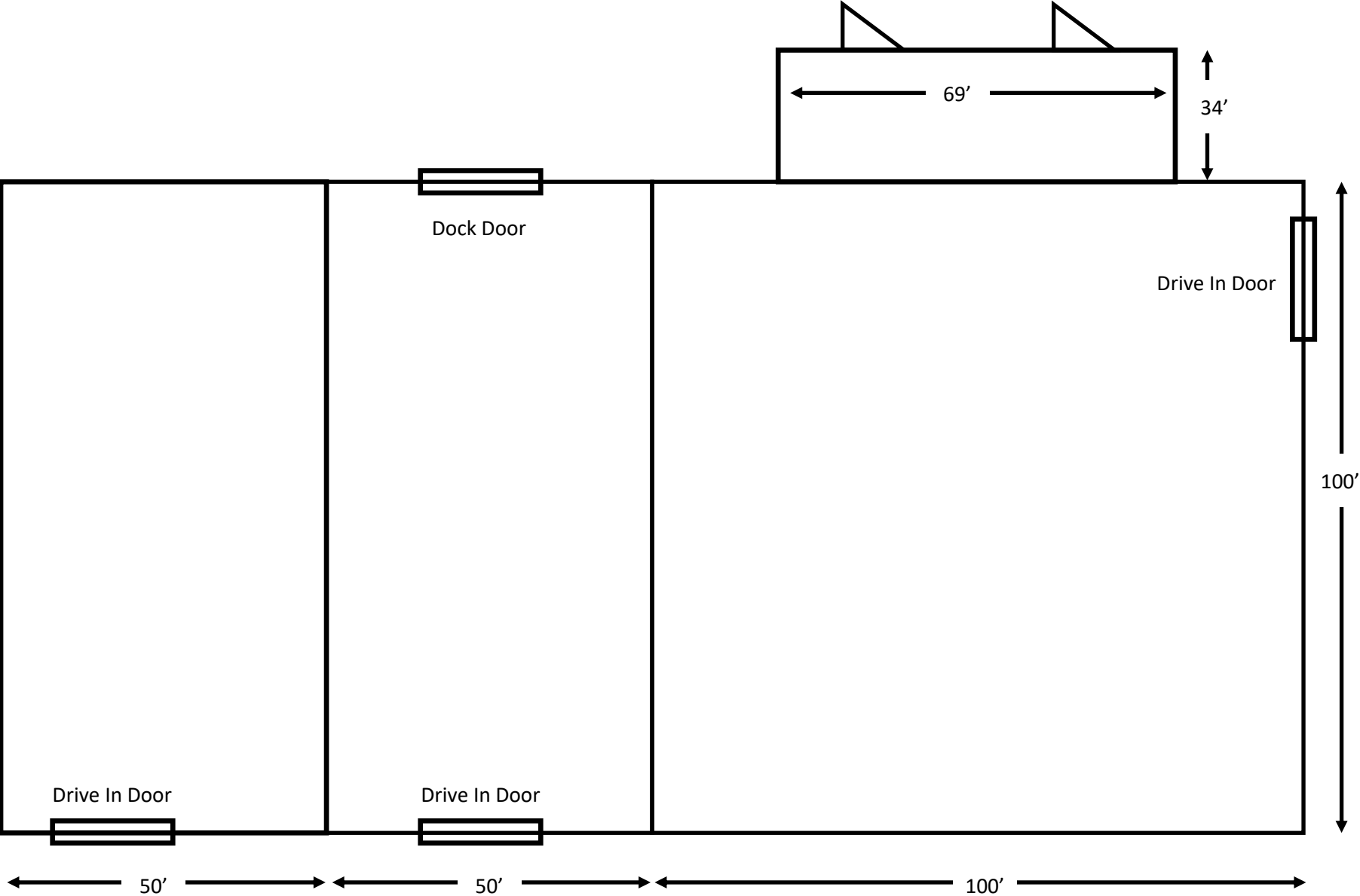
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422 Main St, Somerset, WI



\*Measurements are approximate and should be verified by the Buyer



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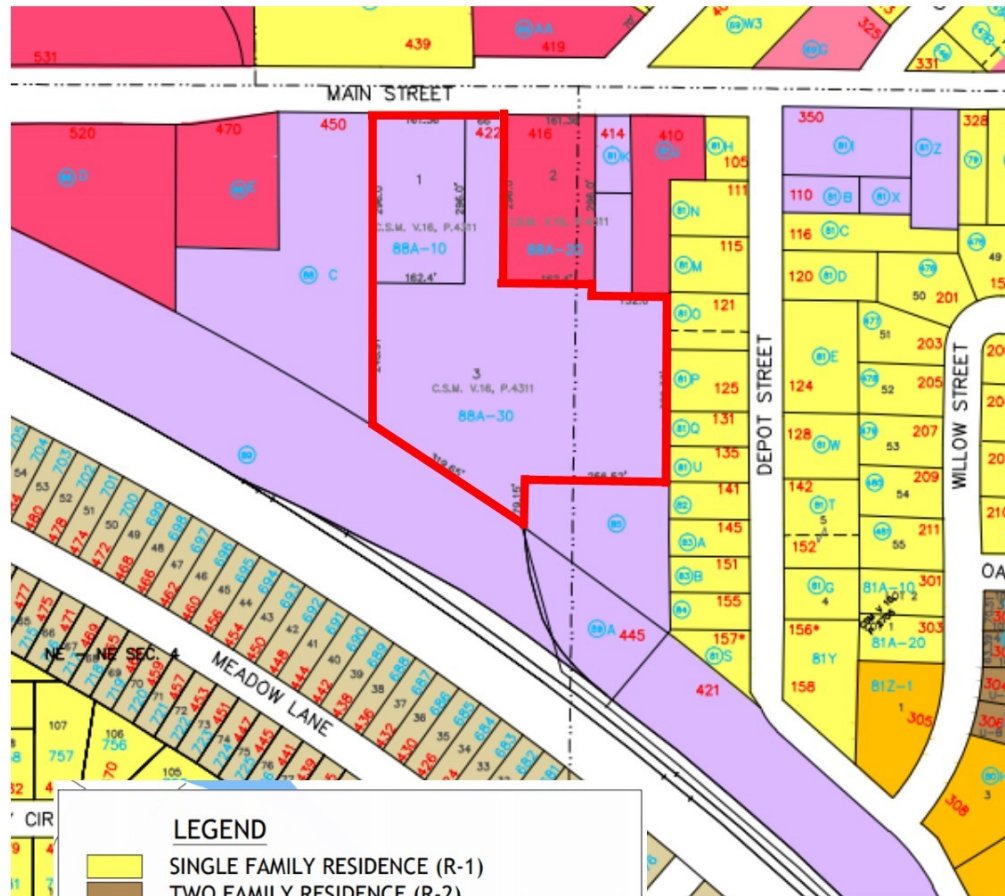
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## LEGEND

- SINGLE FAMILY RESIDENCE (R-1)
- TWO FAMILY RESIDENCE (R-2)
- MULTIPLE DWELLING RESIDENCE (R-3)
- PLANNED UNIT DEVELOPMENT (PUD)
- CENTRAL BUSINESS DISTRICT (C-1)
- HIGHWAY COMMERCIAL (C-2)
- PROFESSIONAL OFFICE DISTRICT (C-3)
- INDUSTRIAL (I-1)
- AGRICULTURAL (A-1)
- CONSERVANCY (W-1)
- SPECIAL RESTRICTIONS

Revised	
01/2004	11/17/2015
03/2004	09/27/2016
07/2004	
07/2005	
03/2006	
12/2007	
3/25/2009	
3/16/2011	
8/25/2014	
8/6/2015	



0 150' 300' 450'



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Sec. 13-1-49. - I-1 general industrial district.

- (a) *Purpose.* The I-1 General Industrial District provides a place for all industrial activities, as well as wholesale and research establishments, where interference between industrial activities on the one hand and commercial and residential activities on the other is minimized.
- (b) *Permitted Uses.*
  - (1) Warehousing and distribution facilities.
  - (2) Light manufacturing, processing, assembling, storing of materials and goods.
  - (3) Printing and publishing houses and related activities.
  - (4) Experimental, testing and research laboratories not involving the keeping of animals, use of animal products, any significant degree of danger or undesirable operational characteristics.
  - (5) Manufacture, fabrication, packing, packaging and assembly of products utilizing as a primary resource furs, glass, metal, paper leather, plaster, plastics, textiles and wood, excluding foundries.
  - (6) Manufacture, fabrication, processing, packing and packaging of candy, cosmetics, electrical appliances, electronic devices, instruments, jewelry, pharmaceuticals, tobacco, toiletries and food, except fish and meat products, cabbage and the rendering of fats and oils.
  - (7) Applied technology research facilities and related manufacturing, business and scientific activities. Only uses that accommodate research facilities, pilot plants, prototype production facilities and other manufacturing operations that require the continual or recurrent application of research knowledge and activity as an integral part of the manufacturing process are intended.
  - (8) Tool making and cabinetry.
  - (9) Public utility offices and installation.
  - (10) Government offices.
  - (11) Uses distinctly similar in character and function to those listed above that do not cause or create odors and noises or pose traffic or health problems.
- (c) *Permitted Accessory Uses.*
  - (1) Residential quarters for the resident operator, guard or caretaker.
  - (2) Offices, power supply and other uses normally auxiliary to the principal industrial operations.
- (d) *Conditional Uses.*
  - (1) Sexually-oriented businesses.
  - (2) Building contractors' storage yards.

- (3) Outdoor storage of products, materials and equipment.
- (4) Transportation terminals, including trucking.
- (5) Material recovery facilities or other recycling facilities.
- (6) The preparation and canning of foods and other articles for food preparation.
- (7) Crematoria.
- (8) Daycare and general offices.
- (9) Uses distinctly similar in character and function to those listed above.

(e) *Prohibited Uses.*

- (1) Iron, steel, aluminum, brass or copper foundries.
- (2) Manufacture of cement, lime, gypsum, plaster of Paris, acid, explosives or glue.
- (3) Residential homes.
- (4) Auto wrecking or scrapyards, junk yards, or the bailing of scrap, junk, or rags.
- (5) Stockyards or slaughter of animals or poultry.
- (6) Uses distinctly similar in character and function to those listed above that cause or create odors and noises or pose traffic or health problems.

(f) *Outdoor Storage.*

- (1) All outside storage of materials adjacent to commercial or residential uses shall be enclosed within an area or totally screened from view with decorative fencing or wall or landscaping with Village Board approval.

The following dimensional requirements shall apply in the I District:

<i>Maximum Building Height</i>	35 feet
<i>Minimum Side Yard Principal Building</i>	20 feet on each side
<i>Minimum Side Yard Accessory Building</i>	10 feet on each side

<i>Minimum Front Yard Setback</i>	35 feet
<i>Minimum Rear Yard Setback</i>	40 feet

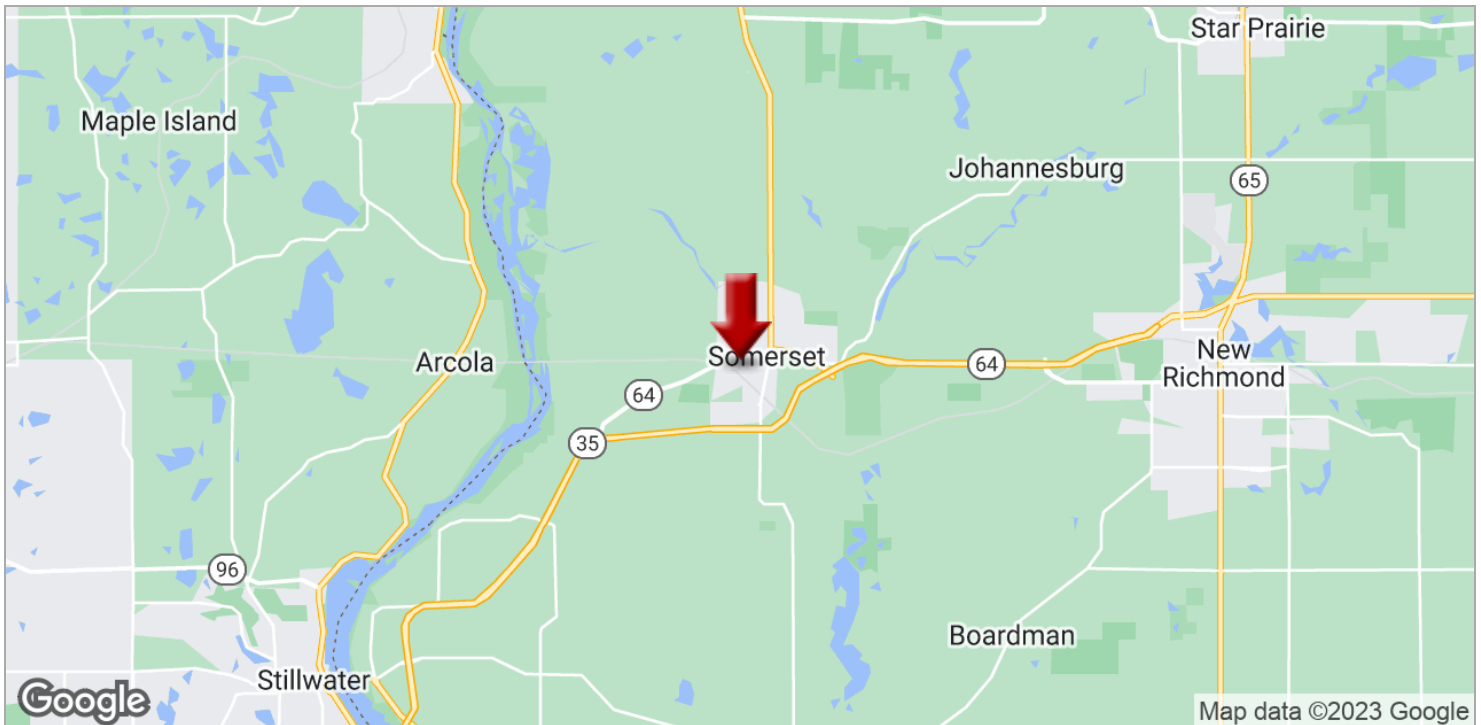
(Ord. No. A-579Z, 5-19-2009; Ord. No. A-642, 7-18-2017)



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**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 47-55).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).

30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or  
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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