



13.51% CAP... INVESTMENT PROPERTY

127-135 BIRCH STREET EAST
AMERY, WI 54001

Stan Proden, CCIM
Managing Director
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1 PROPERTY INFORMATION

127-135 Birch Street East
Amery, WI 54001

Executive Summary



OFFERING SUMMARY

Sale Price:	\$349,000
Cap Rate:	13.51%
NOI:	\$47,160
Lot Size:	0.47 Acres
Building Size:	15,839
Renovated:	2013
Zoning:	C-2 Commercial
Market:	Northwestern Wisconsin
Submarket:	Polk County
Price / SF:	\$22.03

PROPERTY OVERVIEW

This Investment Property Offering Consists of 3 Connected Buildings with 7 Spaces and 7 Bathrooms for Office, Retail, Warehouse. Location is on a Busy Amery Side Street with a View of the Apple River. Amery is a Vibrant Community with Millions of Dollars Spent in Downtown New Construction and Remodeling within the Last 4 years. These Buildings have over \$300k in Completed Renovations.

This is an Ideal Property for a Business Which Can Occupy the Owner's Space and Still Have Income to Support Their Investment or for an Investor Who Plans to Re-position the Property.

Currently 100% Occupied. The Entire Property is Well-Located and in Excellent Condition.

Zoned C-2 Central Business District.

PROPERTY HIGHLIGHTS

- Seller [Broker, CCIM] Willing to Manage Property If Needed
- 9 Year Old Roof on Most With 25 Year Warranty
- 3 Rear Overhead Doors with Alley Access
- Energy Efficient Radiant Heat

Property Description



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LOCATION OVERVIEW

1 Block East of Downtown Signalized Intersection on Keller Avenue [State Highway 46], Close to the Scenic Apple River.

Amery is 1 Hour from Minneapolis/St.Paul.

Property Details

SALE PRICE

\$349,000

LOCATION INFORMATION

Building Name	13.51% Cap... Investment Property
Street Address	127-135 Birch Street East
City, State, Zip	Amery, WI 54001
County/Township	Polk
Market	Northwestern Wisconsin
Submarket	Polk County
Cross Streets	Riverside Blvd
Side Of Street	North
Signal Intersection	Yes
Road Type	Paved
Market Type	Medium
Nearest Highway	46
Nearest Airport	Amery Municipal 2 Miles South

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	C-2 Commercial
Lot Size	0.473 Acres
APN#	201-00261-0000
Lot Frontage	125
Lot Depth	165

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number Of Spaces	12

Property Details

BUILDING INFORMATION

Building Size	15,839 SF
Building Class	B
Occupancy %	100%
Tenancy	Multiple
Number Of Floors	1
Last Renovated	2013
Gross Leasable Area	15,839 SF
Load Factor	Yes
Construction Status	Existing
Condition	Good
Roof	Flat and Curved,
Number Of Buildings	3

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Broadband	Cable
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Natural Gas
Plumbing Description	City Water and Sewer
Exterior Description	Stucco, Tile, Brick, Metal
Interior Description	Offices Paneled with Drop Ceilings, Manufacturing Spaces have Concrete Block Walls, and Finished Walls in Some Areas

Complete Highlights

SALE HIGHLIGHTS

- Seller [Broker, CCIM] Willing to Manage Property If Needed
- 9 Year Old Roof on Most With 25 Year Warranty
- 3 Rear Overhead Doors with Alley Access
- Energy Efficient Radiant Heat
- Completely Renovated Since 2007
- Ceiling Heights Range From 8 to 19 Feet
- Built from the 1940's to the Early 1980's
- Selling due to Health



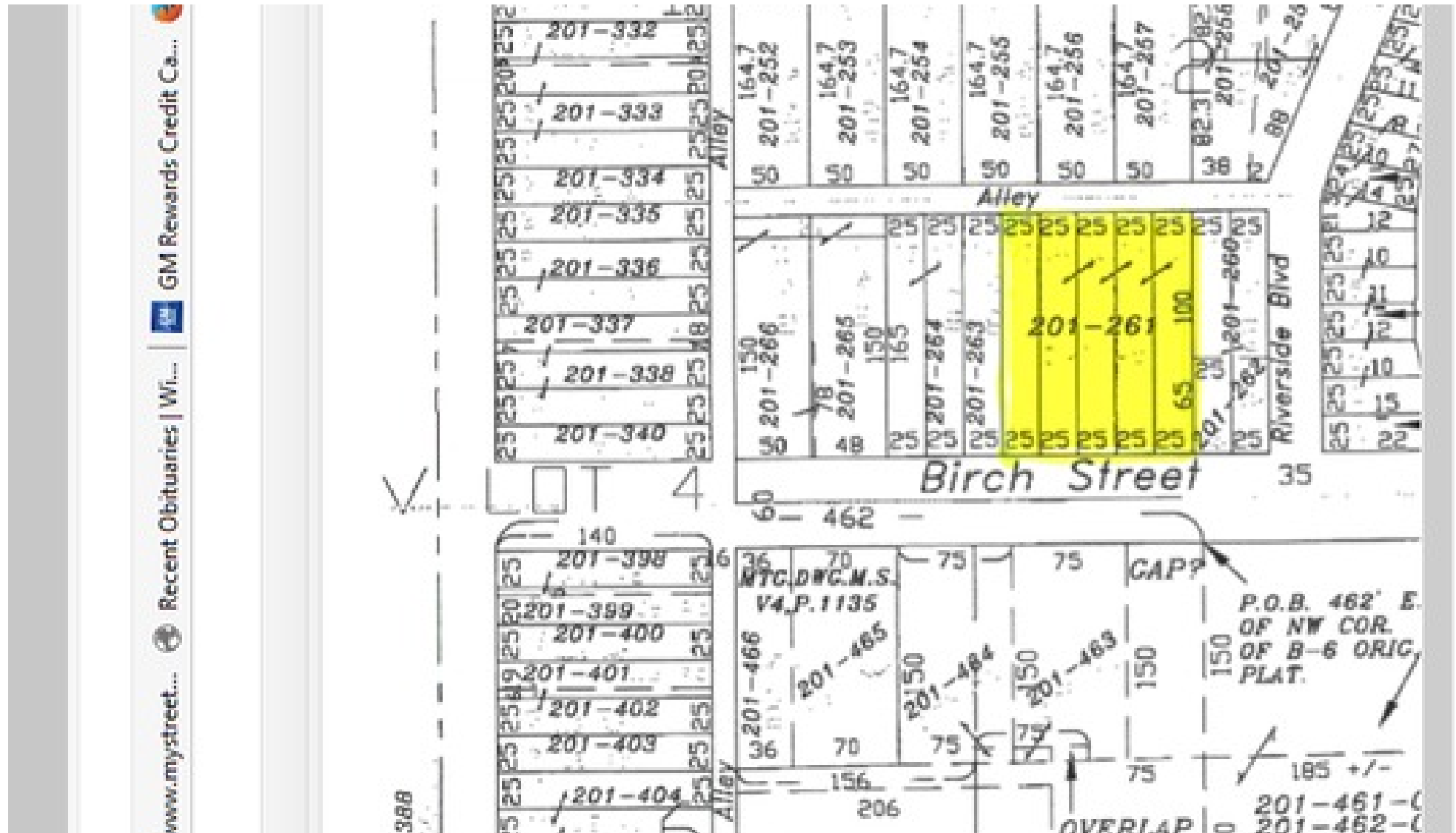
Aerial



Rear Of Buildings



Plat Map



127 Owners Office



129B Manufacturing Space



131A Retail Space



131B Manufacturing Space



133 Quonset Front



133 Quonset From Main Entrance



135 Manufacturing Space



Floor Plan 127-135



Amery, WI FINISHED FLEX SPACE



- Separate Bathrooms
- Energy Efficient
- High Visibility Downtown Location
- Newer Roof
- Secure

Warehouse Showroom Mfg.	Warehouse Showroom Mfg.	Warehouse Showroom Mfg.
12 ft. Clear 20 ft. Columns 12x10 ft. OH Door	10 ft. Clear 1 Office 14x8 ft. OH Door	10-10 ft. Clear 2 Offices 9x8 ft. OH Door
Occupied	Occupied	Occupied
4,249 ft ²	2,409 ft ²	3,200 ft ²
232 ft ² Office Or Retail	4 Offices Retail	2 Loft Offices 3 Offices/Retail
Occupied	Occupied	Occupied
938 ft ²	1,630 ft ²	2,000 ft ²
127	129 A, B	131 A, B

127-135 Birch Street E.

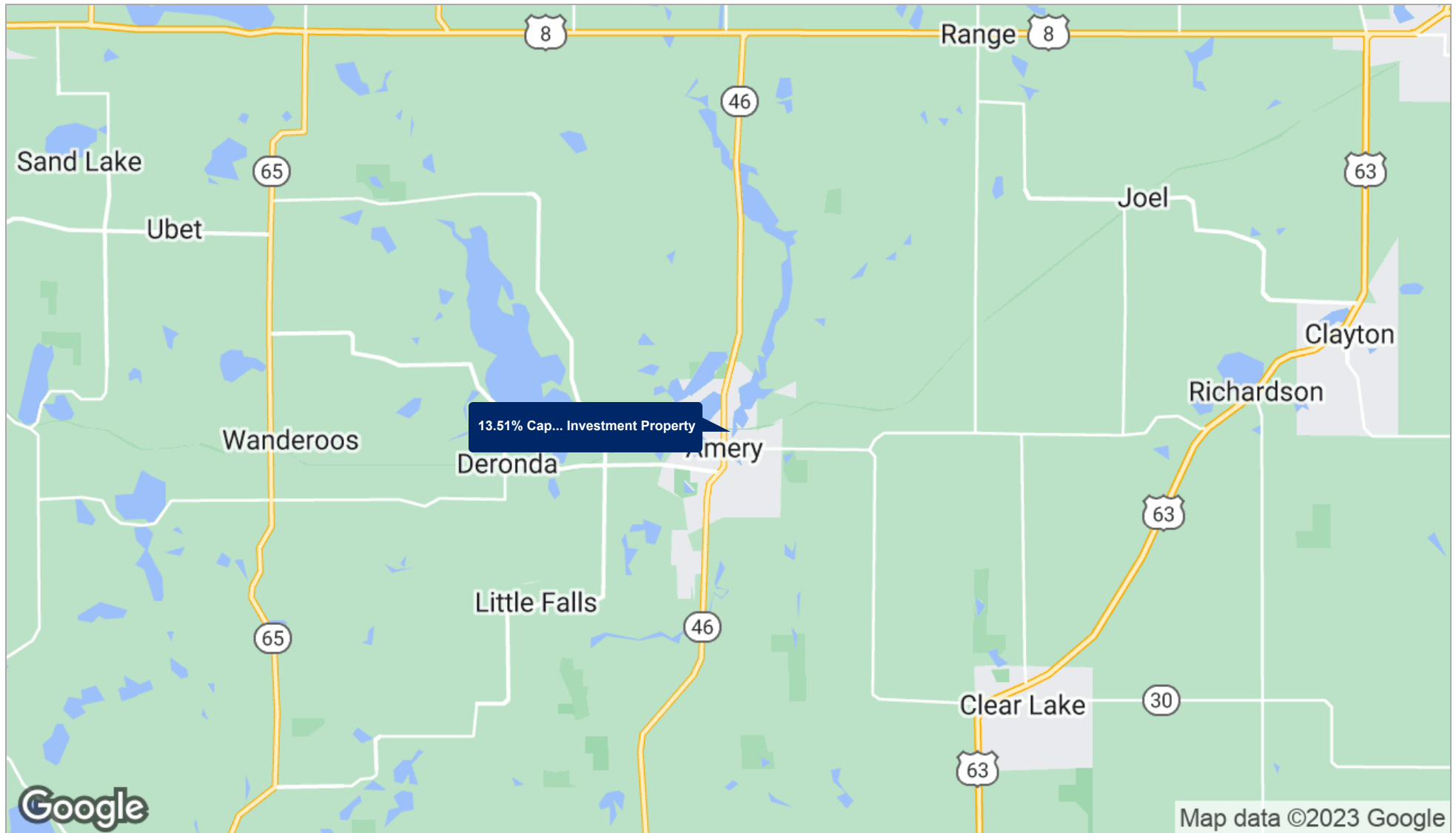
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Stan Proden
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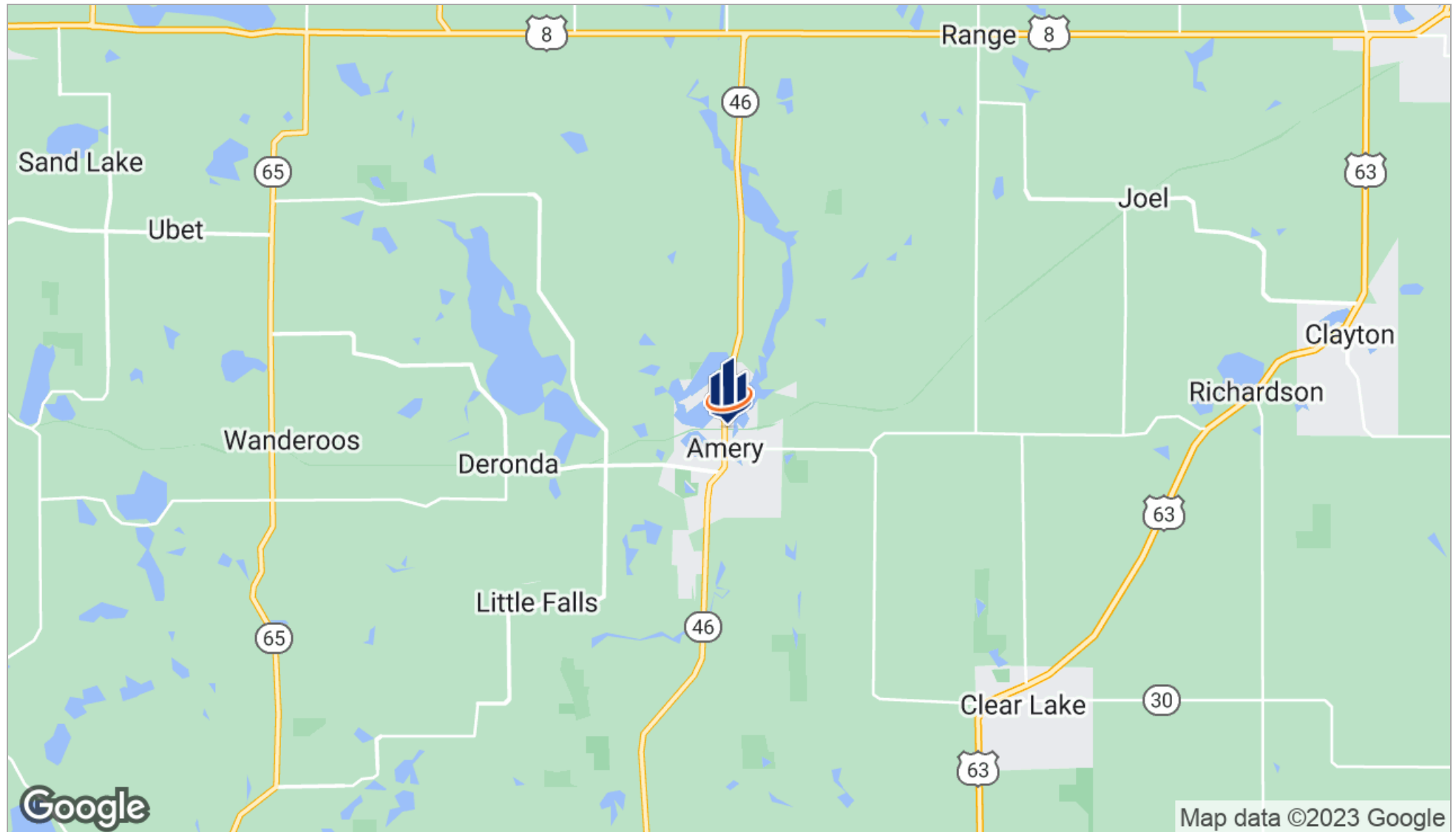
2 LOCATION INFORMATION

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Regional Map



Location Maps



Additional Photos



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Aerial Map



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DEMOGRAPHICS

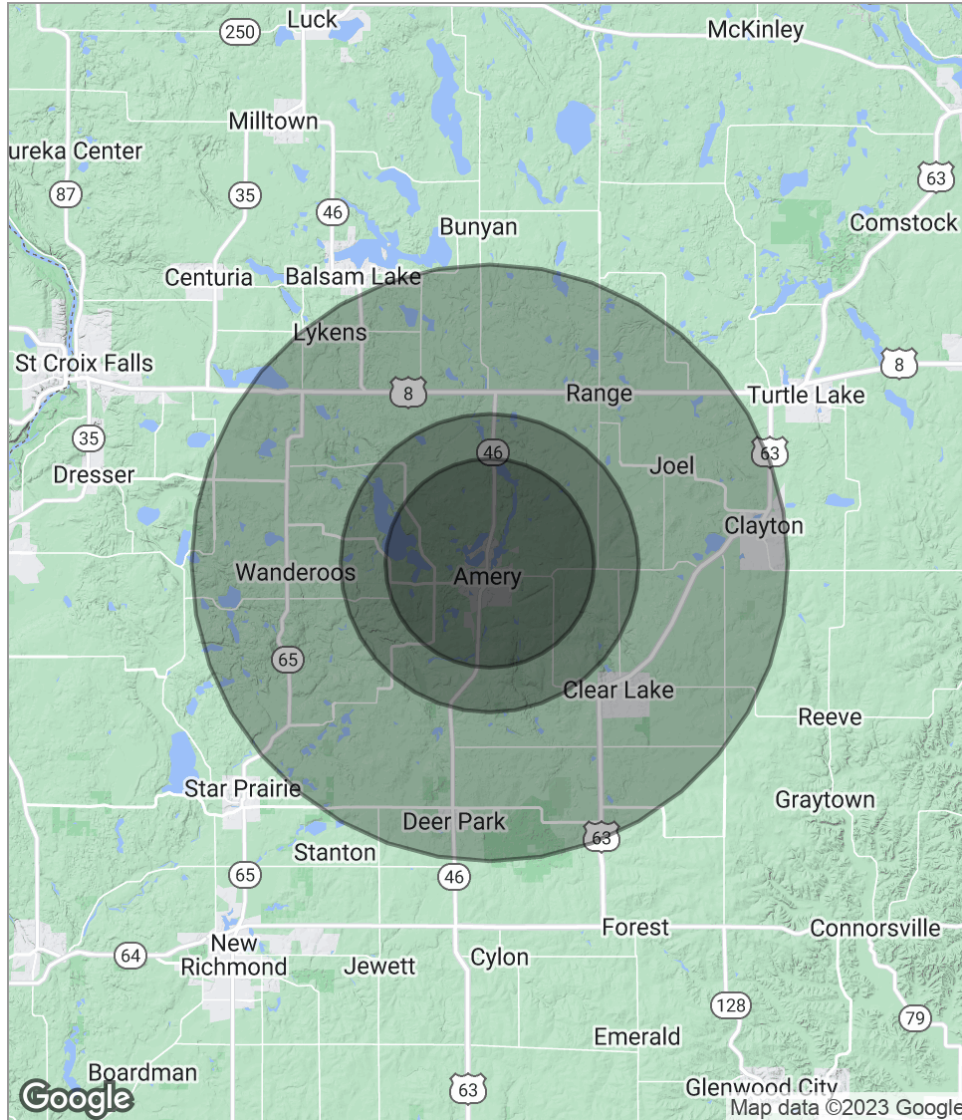
127-135 Birch Street East
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Demographics Report

	3.5 MILES	5 MILES	10 MILES
Total population	3,307	5,821	18,259
Median age	43.4	43.1	42.2
Median age (Male)	42.7	42.6	42.1
Median age (Female)	44.2	43.7	42.3
Total households	1,423	2,472	7,432
Total persons per HH	2.3	2.4	2.5
Average HH income	\$53,473	\$54,619	\$59,652
Average house value	\$192,409	\$177,597	\$197,616

** Demographic data derived from 2020 ACS - US Census*

Demographics Map



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HOUSEHOLDS & INCOME

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4 ADVISOR BIO

127-135 Birch Street East
Amery, WI 54001

Advisor Bio

STAN PRODEN, CCIM

Managing Director

PROFESSIONAL BACKGROUND

Stan Proden serves as a Senior Advisor for SVN, specializing in the sale of hospitality and investment properties in the Northwestern Wisconsin and Minneapolis/St.Paul area. He has over 29 years of commercial real estate experience.

Prior to joining SVN, Proden served as owner of Proden Associates, a commercial investment real estate and land development firm in Minnetonka, Minnesota and Amery, Wisconsin.

A graduate of University of Wisconsin-Eau Claire, Proden holds the coveted Certified Commercial Investment Member (CCIM) designation. He is also a member of the Wisconsin Association of Realtors.

Proden is licensed in Wisconsin and Minnesota.

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