



**Building plus extra lot**

**2535 sq. Ft.**

**Mixed Use**

**Completely Renovated from  
Roof to Basement**

**\$415,000**

**SUGAR RIVER SHOPPE  
108 5th Ave. New Glarus, WI.**

The building is mixed use, Commercial/ Retail and Residential.

Present use: Retail down, owner occupied apartment upstairs.

Located in Downtown Business District near 2 major highways.

Newer gas furnace and large fireplace w/ central air on business level.

Lovely 2 Bedroom Apartment ... Kitchen, Dining Room, Living Room, 2 Bedrooms, Laundry Room, Bath, Hardwood Floors, All New electrical, plumbing and more! All appliances included.

Newer free-standing gas fireplace/ heater and window AC upstairs.

All New Windows (double pane / draft-free) keep it cool in Summer, warm in Winter, upstairs and down! Including front display windows!

Exterior : Metal siding on original building, matching vinyl on addition.

Roofing: Newer metal roof & gutters

Outside Staircase and Deck: Newer / No maintenance composite decking!

Basement : Full, completely waterproofed shot concrete in old section, poured concrete in addition, drain tiled, with 2 sump pumps. DRY!

Utilities: Municipal Natural Gas, Electricity, Water and Sewer, separate gas and electric for each unit.

2nd Lot: Parking, Landscaped Garden , possible building expansion.

Wendy's cell - 608.214.3848