

FOR SALE

# 1201 N. Stevens Street

Rhineland, Wisconsin 54501

3,095 SF building · 0.66 acres · Showroom / Office + Warehouse

| ASKING PRICE             | PRICE / SF    | BUILDING        | ANNUAL TAXES   |
|--------------------------|---------------|-----------------|----------------|
| <b>\$319,000</b>         | <b>\$103</b>  | <b>3,095 SF</b> | <b>\$2,715</b> |
| Includes detached garage | Building area | On 0.66 acres   | 2025 tax year  |

## THE PROPERTY

A freestanding 3,095 square foot building on a high-visibility corner along N. Stevens Street, a heavily traveled north-south corridor. An approximately 600 SF customer-facing showroom and office sits up front, with an approximately 2,400 SF warehouse and shop behind it - a natural fit for an owner-occupant such as a service business, contractor, or retailer, or for an investor seeking a single-tenant building. Renovation is underway: the showroom is getting all-new electrical, drywall, and a polyaspartic floor coating, and the building is getting a new HVAC system, a new electrical subpanel, a new restroom, and fresh exterior paint. The 0.66-acre site includes a yard and a gravel parking area.

## PROPERTY DETAILS

|                        |                                 |
|------------------------|---------------------------------|
| Building area          | <b>3,095 SF</b>                 |
| Showroom / office      | <b>~600 SF</b>                  |
| Warehouse / shop       | <b>~2,400 SF</b>                |
| Detached garage        | <b>~600 SF, as-is</b>           |
| Lot size               | <b>0.66 acres (two parcels)</b> |
| Year built - showroom  | <b>c. 1940s (est.)</b>          |
| Year built - warehouse | <b>c. 1970s (est.)</b>          |
| Construction           | <b>Primarily concrete block</b> |
| Roof                   | <b>Replaced 2021 and 2022</b>   |
| HVAC                   | <b>New system (2026)</b>        |
| Electrical             | <b>New subpanel (2026)</b>      |
| Zoning                 | <b>B-2</b>                      |
| Parcels                | <b>RH-1646, RH-1645-1-C</b>     |
| Property taxes         | <b>\$2,715 (2025)</b>           |



Rendering of the planned exterior. Actual finished appearance may differ.

## FEATURES

- High-visibility corner lot on N. Stevens Street
- Roofs replaced 2021 and 2022
- New exterior siding and fresh paint
- New HVAC system
- New electrical subpanel
- Showroom: all-new electrical, drywall & polyurea / polyaspartic floor coating
- New restroom with matching floor coating
- Gravel parking area and yard

## AT A GLANCE

- Delivered vacant - ready for an owner-occupant or a new tenant
- Seller intends to remove an old foundation on the 1207 N. Stevens portion of the site
- Detached garage (~600 SF) is in poor repair and conveyed as-is
- Parking is unstriped, with no marked accessible stall
- Buyer to verify zoning & code compliance for its intended use
- Also available for lease at \$2,200/mo
- Showings by appointment

## SALES CONTACT

### Vital Industries

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Information contained herein is believed to be accurate but is not warranted. Price and terms are subject to change, prior sale, and execution of a mutually acceptable purchase agreement. This is not an offer. Renovation items listed are underway and are to be completed by seller. Taxes shown are for the 2025 tax year and may change with reassessment. Buyer is solely responsible for its own due diligence, including confirming with City of Rhineland zoning and building inspection officials that its intended use is permitted.