

# 1144 COUNTY ROAD D, ROME, WI, 54457

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1144 County Road  
D, Rome, WI, 54457

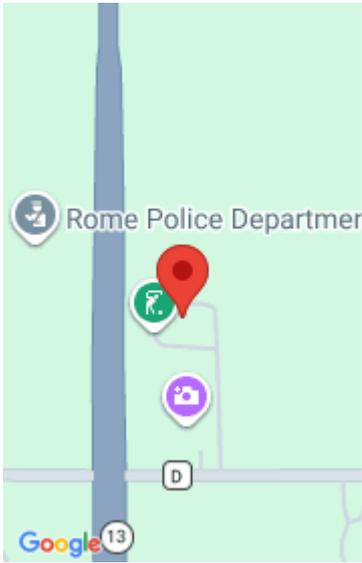


SAND VALLEY BOGO! Pro Forma NOI of \$126,700 w/ 9.39% Cap Rate based on \$171,000 projected annual rent, 5% vacancy, & 22% operating expenses. The 5,500 sqft Sands West building is fully built out and leased to Golden Ferret Golf Sims for \$72,000 annually. The 5,500 sqft Sands East building can be divided into four...

• 11000 sq ft



**Matt Winzenried Real Estate Team**  
Realty Executives Cooper Spransy



## Features

**Days on Market:** 323

**Floors:** 1 floor

**Area, sq ft:** 11,000 sq ft

**Year built:** 2025

**Parcel Number:** 030-00637-0020 **GarageYN:** No

**AttachedGarageYN:** No

**Heating:** Natural Gas, Electric, Forced Air, Zoned

**Cooling:** Central Air

**FireplaceYN:** No

**PoolPrivateYN:** No

**Security Features:** Security Lights

**Lot Features:** 2.41

**Water Source:** Well

**Tax Year:** 2024

**Sewer:** Private Sewer

**Tax Amount:** \$872

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## Building Details

**NewConstructionYN:** No **Exterior Material:** Aluminum Siding, Glass, HardiPlank Type, Steel Siding

**Roof:** Metal

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## Agent Details

**Agent Full Name:** Matt Winzenried Real Estate Team

**Agent Email:** info@mattwinz.com