

1144 COUNTY ROAD D, ROME, WI, 54457

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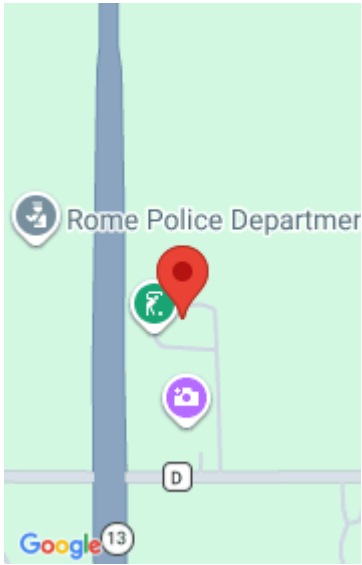


SAND VALLEY BOGO! Pro Forma NOI of \$126,700 w/ 9.39% Cap Rate based on \$171,000 projected annual rent, 5% vacancy, & 22% operating expenses. The 5,500 sqft Sands West building is fully built out and leased to Golden Ferret Golf Sims for \$72,000 annually. The 5,500 sqft Sands East building can be divided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

Building Details

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

Roof: Metal

Agent Details

Agent Full Name: Matt Winzenried Real Estate Team

Agent Email: info@mattwinz.com