

BADGERLAND STORAGE AND MORE
2292 County Highway Y, Tomahawk, WI 54487

- 32 Fully Rented Storage Units \$150/mo
- 70X40 Extra Rec/Boat Wrapping/Facility
- Permitted for 4 buildings and use of 4 of the 10 acres so there's room to expand.
- Newly Constructed - Owner Relocating - Management Help Available



DANIEL BERTELSON
Director of Opportunities
danielb@remax.net

RE/MAX PREFERRED
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PROPERTY SUMMARY

**Property Summary**

Building SF:	16,240
Lease Rate:	\$150/unit/month
Lot Size:	10.07 Acres
Parking:	Yard
Price:	\$950,000
Year Built:	2024
Zoning:	General
Number of Storage Units	32

Property Overview

Brand New Mini Storage and Boat Wrapping Facility Right Next to Lake Nokomis in Tomahawk WI. This 10-acre property combines income-generating assets with growth potential. Featuring 32 fully rented mini storage units (12'x35'), each earning \$150/month, this investment delivers immediate revenue. The 40'x70' main building includes a 30'x40' heated, insulated rec area with a full bathroom and a 40'x40' space ideal for a boat wrapping & mini storage facility, complete w/ large garage doors and 200-amp service. Permitted for 4 buildings and use of 4 of the 10 acres there's room to expand with two more structures under current approvals and current site has 2 acres cleared and operational. Been waiting for that perfect Storage Facility Income Property? Seize this opportunity before it's gone!

Location Overview

For a self-storage facility owner near Lake Nokomis, this influx of tourists and seasonal residents presents a significant opportunity. Visitors engaging in recreational activities may require storage for boats, ATVs, and other equipment. Additionally, seasonal residents might need space to store personal belongings during off-peak times. By offering secure, accessible storage solutions tailored to these needs, a facility can attract a steady stream of customers seeking convenience and peace of mind for their recreational gear and personal items.



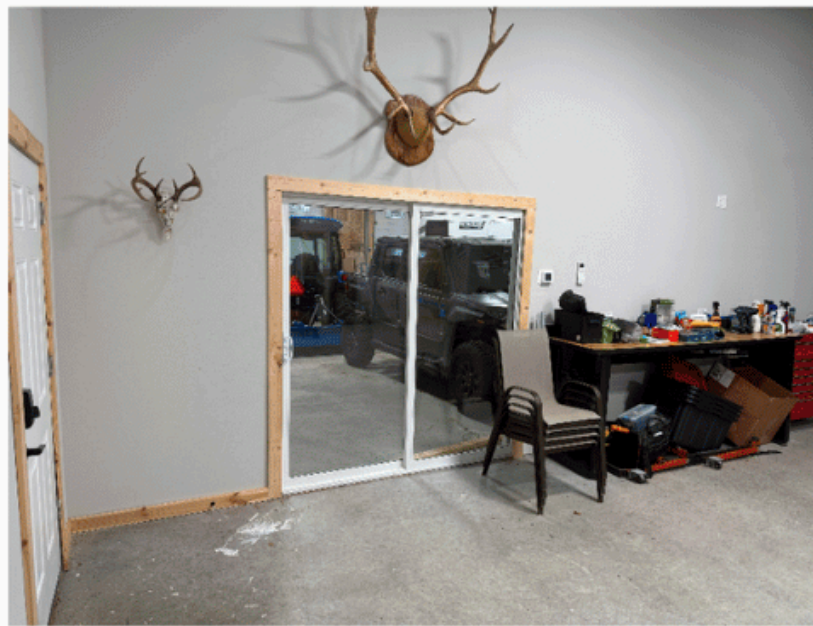
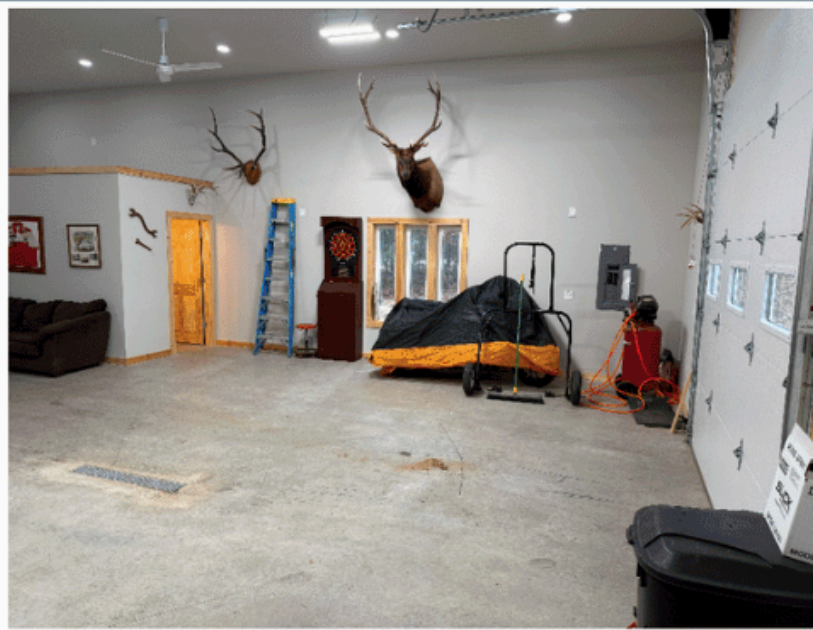
PROPERTY PHOTOS

BADGERLAND STORAGE AND MORE
2292 County Highway Y
Tomahawk, WI 54487



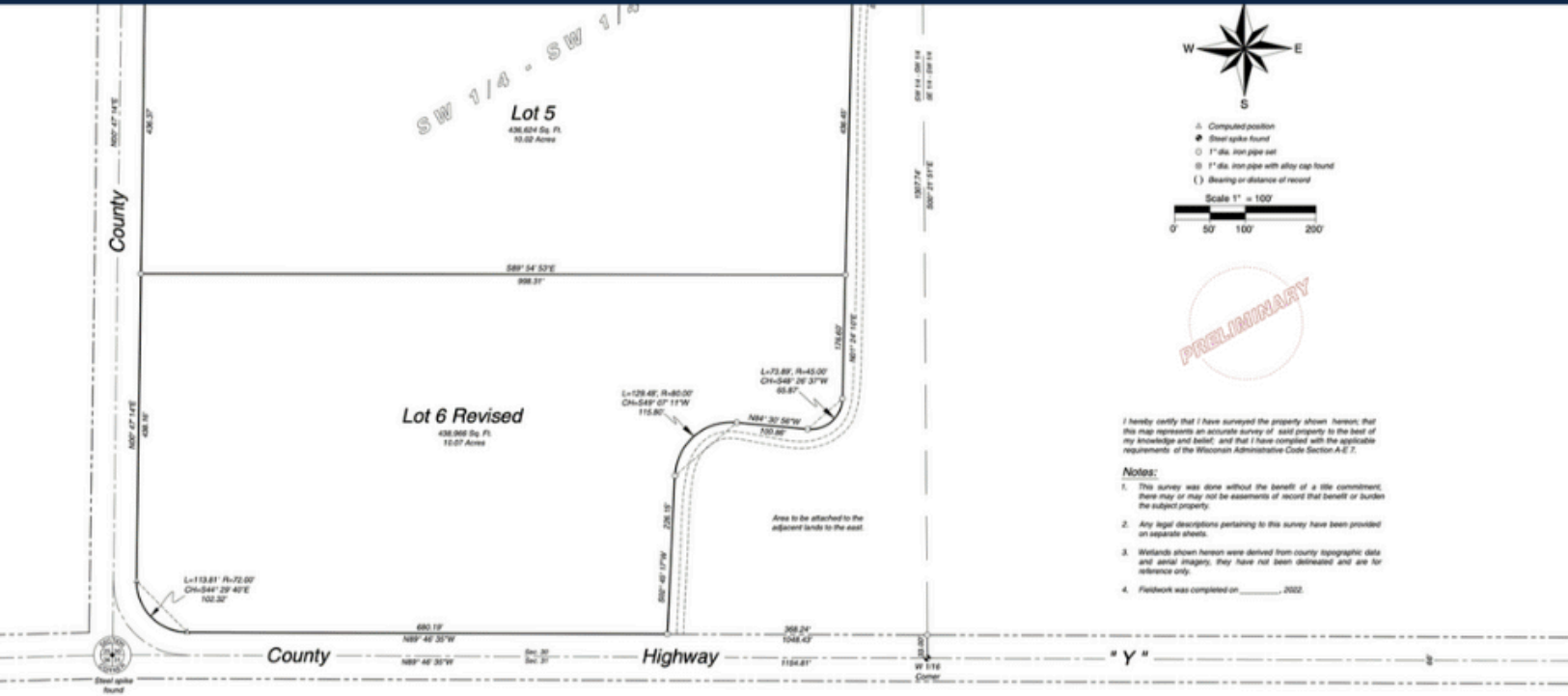
PROPERTY PHOTOS

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Tomahawk, WI 54487



PROPERTY PHOTOS

BADGERLAND STORAGE AND MORE
 2292 County Highway Y
 Tomahawk, WI 54487



REVISIONS:		
#	BY	DATE

JOB # 202
 DRAWN BY:
 DATE: 11/

Part of the
SW 1/4 - SW 1/4 & NW 1/4 - SW 1/4
Section 30, T 36 N, R 6 E

PREPARED FOR:
 Trevor & Amanda
 Ostrowski

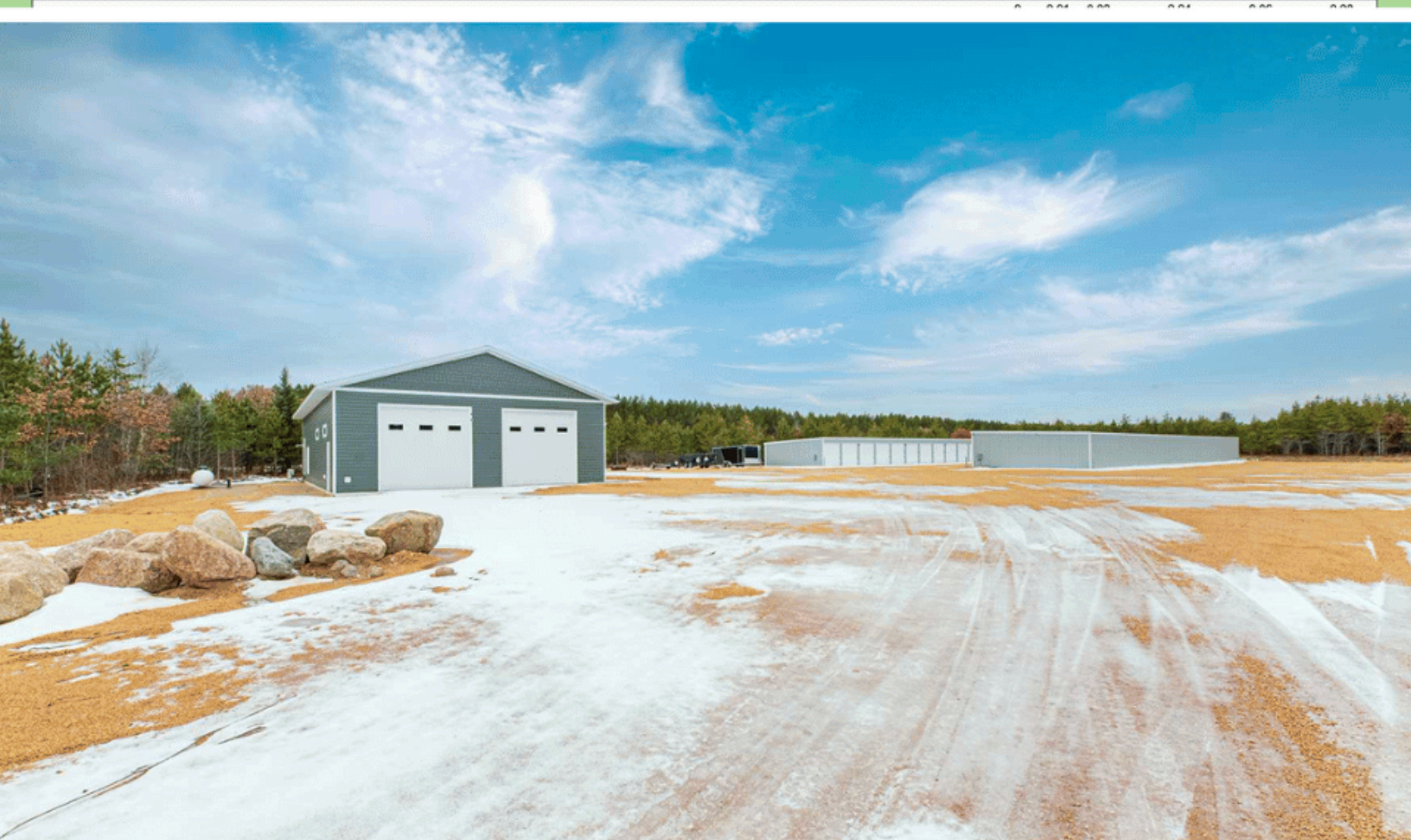
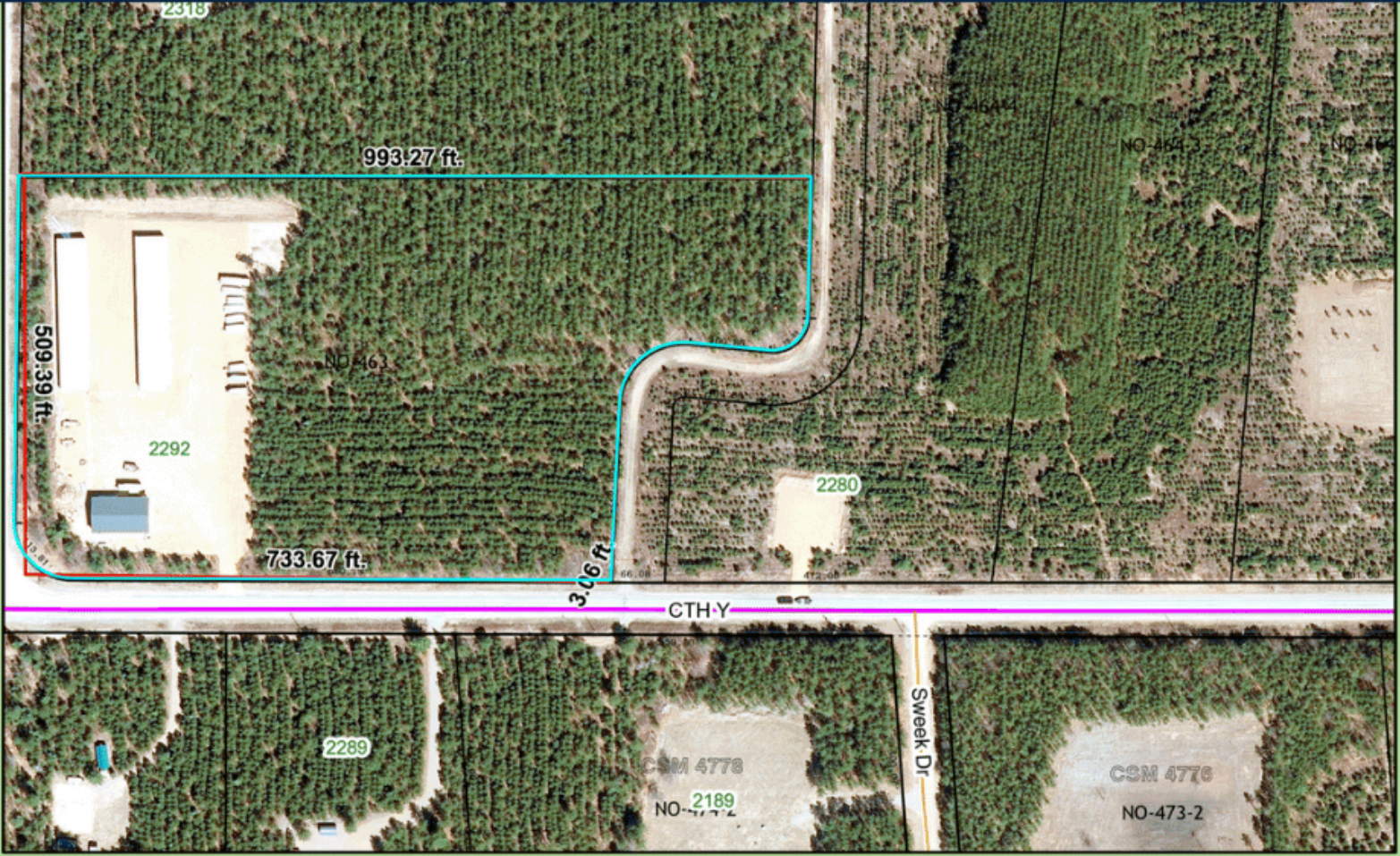
Arbor Vitae, WI 54568
 Phone 715.356.9485
 Eagle River, WI 54521



PROPERTY PHOTOS

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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PRESENTED BY:**DANIEL BERTELSON**

Director of Opportunities

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STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.*
- *The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.*

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers:

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.