

<b>Address</b>	Lot 1B Prairie Run Subd						<b>Lot #</b>	1B
<b>Municipality</b>	Marshfield						<b>Zoned</b>	Commercial
<b>Type</b>	Lots							
<b>Contour</b>	Flat	<b>Level</b>	Slight Slope	<b>Sloping</b>		<b>Rolling</b>		<b>Woods</b>
<b>Down</b>				<b>Interest</b>	%	<b>Taxes \$</b>	TBD	
<b>Terms</b>						<b>Assess \$</b>		
<b>Schools</b>	Marshfield					<b>Water</b>	Public	
<b>Lot Size/Acres</b>	139 x 177 MOL/.57 Acres					<b>Sewer</b>	Public	
<b>Legal Desc.</b>								
<b>Directions</b>	Central Ave to McMillan - West to Prairie Run Subd - Rt to property							
<b>Remarks</b>	: Information Provided By Seller or Other Third Party and Has Not Been Verified By Broker: Information contained herein must be verified by buyer							

**PRIME COMMERCIAL LOCATION...on Mfld's Northside with high traffic visibility just off McMillan Ave. This is a great place for your new office/retail or service business in the prestigious Prairie Run Subd within walking distance to medical complex with over 100 A of development potential - Prairie Run is the place to be!**

\*Licensee Interest

<b>Owner</b>	Prairie Run Group, Inc	<b>File</b>	2.4	<b>AREA</b>	Mar
<b>Office</b>	<b>RE/MAX American Dream</b>		<b>Phone</b>	<b>384-4423</b>	
<b>Agent</b>	<b>Sharon Helwig</b>		<b>Phone</b>	<b>307-9971</b>	
<b>Price</b>	\$162,500	<b>MLS #</b>	905976	<b>ATR #</b>	



**RE/MAX American Dream**  
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**Sharon Helwig, CRS/GRI**  
 Certified Residential Specialist  
 Graduate, Realtor Institute  
 Licensed Broker / Owner  
**Phone: 305-9971**

