



# V.I.P. Realty, Inc.

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## PRICE REDUCED!



## Great Opportunity!

The gas tanks on the property have been removed.

Inside the 26x34 convenience store/office is a 9 door 10x12 cooler and a 6x12 freezer, an Emco Electronics ATG (automated tank gauge), racks, counters, cash register, 2-piece bath, storeroom, security system – virtually everything you need to open up except inventory.

Being close to the Elroy-Sparta Bike Trail it is a great location for an ice cream stand, deli, bakery, or office, shop, or storage location. Also, the location between New Lisbon and Tomah on Hwy A yet close to the Interstate in Camp Douglas is a plus.

Set amidst rolling hills and beautiful bluffs, Hustler area events and attractions include: Hustlerfest, Omaha Bike Trail, Elroy Sparta Bike Trail, 400 State Trail, Wisconsin Dells, Castle Rock Lake & Park, Burr Oak Winery and Art Gallery, Carr Valley Cheese Factory, Necedah Wildlife Refuge, Mill Bluff State Park, Hunting, Fishing, Hiking, Snowmobiling, 4-wheeling, Tubing and Canoeing and much more!

Owner: Peasley

Listed By: Stockwell

Lot Size: 100 x 128

2016 Taxes: \$958.10

3420	1808569	115 E. Main St.	Hustler	Juneau	\$39,900
<b>Listing #</b>	<b>MLS #</b>	<b>Property Address</b>	<b>Village</b>	<b>County</b>	<b>Price</b>

**DIRECTIONS:** Take Cty H from Camp Douglas – Right on A (Hustler Main St) – Property on the right.

Information herein is not warranted and subject to change without notice. We assume no liabilities for errors.