The property consists of three contiguous parcels totaling 3.65 AC, held by the same owner since 2003.

There are 4 buildings on the property:
A. 2,982 SF Office / Storage Building  
B. 6,800 SF Shop  
C. 6,980 SF Warehouse (Unheated)  
D. 1,047 SF, 2 BR House with Full Unfinished Basement

There are 5 tenants leasing the 4 buildings. Tenants have occupied their respective spaces for a minimum of 15 years.

A sixth tenant leases vacant land for use as employee parking - Item E on above map.

For more information:  
Gene Davis  
715.574.0371 • GeneD@naipfefferle.com

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE; HOWEVER, NAI PFEEFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSION, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.
### PARCEL 1 DETAILS

| ADDRESS | 3808 Stewart Avenue  
| City of Wausau |
| PIN # | 291-2907-332-0983 |
| PARCEL SIZE | .77 Acres |

**D - HOUSE**
- 2 BR, 1 BA House
- Wood Construction
- Built around 1950
- 1,047 SF
- Full Unfinished Basement
- waterproofed in 2014 including adding drain tile and sump pump
- Gas, Forced Air Heat
- 200 AMP Electrical
- New Roof in 2009

**E - PARKING LOT**
A local business leases this parking area for its employees
For Sale
3802-3808 Stewart Ave.
Wausau, WI 54401

PARCEL 2 DETAILS

ADDRESS 3802 Stewart Avenue
City of Wausau

PIN # 291-2907-332-0982

PARCEL SIZE 1.07 Acres

A - OFFICE/STORAGE BUILDING
- Built 1950 and remodeled 1980
- 2-Story Wood Frame Building
- 1,700 SF Main Floor
- 1,250 SF 2nd Floor
- No Basement
- 4 Offices
- 2 Bathrooms
- Reception Area
- Large Open Storage Areas
- Gas, Forced Air Heat & Air Conditioning
- 400 AMP Electrical

B - SHOP/STORAGE
- Built about 1975
- Steel Building with Concrete Block Walls
- 6,800 SF
- 5 Electric 12’ x 14’ Overhead Doors
- 810 SF Office Area
- Mezzanine
- ADA Restroom
- Gas, Forced Air Heat
- 400 AMP Electrical
- Insulated Steel Roof - Epoxy Coated in 2017
For Sale
3802-3808 Stewart Ave.
Wausau, WI  54401

PARCEL 3

ADDRESS 3802 Stewart Avenue
Town of Stettin

PIN # 076-2907-332-0998

PARCEL SIZE 1.81 Acres

C - WAREHOUSE
- Unheated Warehouse
- Built Around 1980
- 7,200 SF
- 5 Overhead 12’ x 14’ Doors - Manual Operation
- Insulated Steel
- 400 AMP Electrical
- Dirt Floors
- No Plumbing
- Metal Roof
For Sale
3802-3808 Stewart Ave.
Wausau, WI  54401

2019 Demographics

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<tr>
<th></th>
<th>1 MILE</th>
<th>5 MILES</th>
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<tbody>
<tr>
<td>POPULATION</td>
<td>1,440</td>
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<td>HOUSEHOLDS</td>
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<td>AVG HOUSEHOLD INCOME</td>
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<td>DAYTIME POPULATION</td>
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Aerial Map with Traffic Counts
Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

• The duty to provide 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.
• The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
• The duty to safeguard trust funds and other property held by the Firm or its Agents.
• 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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 below).
2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(Insert information you authorize to be disclosed, such as financial qualification information.)

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 and 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.

Notice About Sex Offender Registry

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://www.doc.wi.gov or by telephone at 608-240-5830.