300 E. 2nd Street
Merrill, WI 54452

Single story, professional (Class B) office building located in City of Merrill. Main Level: 12,150 SF with 25 offices, large reception area and multiple storage rooms. Lower Level: 6,608 SF with 2 large conference rooms, storage and employee break room. Four exterior entrances create potential to divide into a minimum of four suites.

Situated on high traffic main thoroughfare with paved parking for 56 vehicles.

Currently used as a credit union with two drive-up teller sites. Seller to Lease-Back 1,500 SF and north (back) drive-up lanes for 12 months with option to renew.

Multi-tenant investment income potential!

For more information:
Ark Rhowmine
715.297.1953 • ArkR@naipfefferle.com

300 E. 2nd Street
Merrill, WI 54452

PRICE
$395,000

LEASE RATE
$8.50 SF NNN

SF AVAILABLE
12,150 SF

PIN #
25131061140310

LOT SIZE
1.27 Acres

YEAR BUILT
1986

ZONING
Commercial

327 N. 17th Avenue, Suite 303
Wausau, WI 54401
715.261.2922
naipfefferle.com
The information depicted on this map is a compilation of public record information including aerial photography and other base maps. No warranty is made, express or implied, as to the accuracy of the information used. The data layers are a representation of current data to the best of our knowledge and may contain errors. It is not a legally recorded map and cannot be substituted for field-verified information. Map may be reproduced with permission of the Lincoln County Land Services Department. Errors should be reported to Land Services Department, 801 North Sales St, Merrill, WI, 54452. Copyright © 2015 Phone (715) 539-1049.
## For Sale & Lease

300 E. 2nd Street  
Merrill, WI  54452

### Daily Traffic Counts

| 2nd STREET | 5,200 |

### 2019 Demographics

<table>
<thead>
<tr>
<th></th>
<th>1 MILE</th>
<th>5 MILES</th>
</tr>
</thead>
<tbody>
<tr>
<td>POPULATION</td>
<td>5,940</td>
<td>13,569</td>
</tr>
<tr>
<td>HOUSEHOLDS</td>
<td>2,543</td>
<td>5,674</td>
</tr>
<tr>
<td>AVG HOUSEHOLD INCOME</td>
<td>$49,213</td>
<td>$52,178</td>
</tr>
<tr>
<td>DAYTIME POPULATION</td>
<td>3,313</td>
<td>9,301</td>
</tr>
</tbody>
</table>

### Area Business Map

[Area Business Map Image]

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327 N. 17th Avenue, Suite 303  
Wausau, WI 54401  
715.261.2922  
naipefferle.com
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.

Non-Residential Customers

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

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

(In the following information may be disclosed to the Firm and its Agents)

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.