

750 729ft2 (180032 USD)



Location **Wisconsin**  
<https://www.genclassifieds.com/x-675833-z>

Available October or November 1st .This shop is located in the Marketplace shopping Village on the busy corner of Hwy 32 & Puetz in Oak Creek. The Village was built in 1975 to resemble an 1800's Village. These are condo's with living quarters above each unit . Made for the artist / crafts person to live above their business.

Most buildings are no longer used that way . This building has a tenant living above and only the shop is available.

The available building is the "Little Red Schoolhouse " with the bell tower on the first photo.The view on that photo is the inside mall entrance. The second photo is from the parking lot entrance which is used exclusively by the current business a Yoga studio.

The next photo's show the room you would enter into from the parking lot entrance, which is 10 1/2 wide X 21 with an attached area 6 X 8. It is 268 sq. ft. There is carpeting in this room and several track lights . It is being used now as entrance / waiting room and office.

The next room pictured is used as the Yoga room , so it's totally empty.it measures 16 1/2 X 20 or 330 Sq. The floor is plank look vinyl , easy to clean.

There are full view french doors leading to the mall. The doors have built in blinds. There is also a side door in this room. Current tenant does not use the mall entrance.

The stairs pictured lead downstairs to the finished basement. To the right of the stairs , there is a small room which was used as a massage room. It measures 8.5 X 12.5 or 106.25 sq. it has carpeting , the entire floor downstairs has vinyl square flooring , blue. There is a storage space under the stairs , and the bathroom is down here. it has black fixtures. and it is 5' X 5' or 25 sq.

Last photo's are other buildings in the village. Total Sq. feet 729. Rent is less then \$1. per sq. foot.

Heat , water and electric is included in the offer. There is a central air conditioning system , and snow removal in the winter. The parking lot is shared with other businesses. You must have your own snow removal. The entrance is on the left hand side of the building. There are no steps for people with disabilities to enter the building on the right side. and there is a sign.

The address is 8624 S. Marketplace Oak Creek 53154. We require a 1 year lease , and 1 month rent

security deposit. Lease will be month to month with 60 day notice after 1 year. Other business located here , Marketplace Dental , Sweet Music , Decorative Touch , C 3 Designs (Jewelry ) Blue Bird Antiques , Queen Bee , Safety First Diving school , Cinderella's Threads ( formal rental ) , Potters Field (pottery) , Just 4 us yarn , Realtor Travel agent , Seamstress , Insurance agents , Hair Salon .

This building has been twice a photography studio , a resale store , Children's birthday tea parties ,



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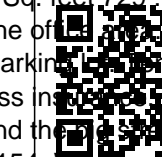
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Antique shop, Bead shop. It's a very nice space. Drive by , peek in the windows and then give me a call if you'd like to take a look. Current business is still operating. Note : this village is very quiet , not much walk through , you will need to bring in your own customers. Thanks , Barb