



## The Ellefson Group, LLC

Locations in New Richmond , Baldwin & Menomonie, WI and St. Paul, MN

# For Sale Commercial

Sale Price

**\$450,000.**



### 403 Gabriel Court, Menomonie, WI 54751

This is a multiple purpose pre-engineered steel building with 13,100 sf on a 43,982 sf site. The property is located at the end of a cul du sac and within 1 mile of interstate access. The building is suitable for heavy equipment & truck servicing, manufacturing and warehouse. The interior clearance in the service area is 15'-17' with a 14x14 OH door and the shop area is 13'-15' with a 14x12 OH door. A vehicle can be driven inside the building from service area to shop area. See floor plan. The finished area has approximately 720 sf of office space plus 468 sf break room, 2 restrooms and a shower bathroom. There is a large crushed rock area behind the building for outdoor storage.

Contact:  
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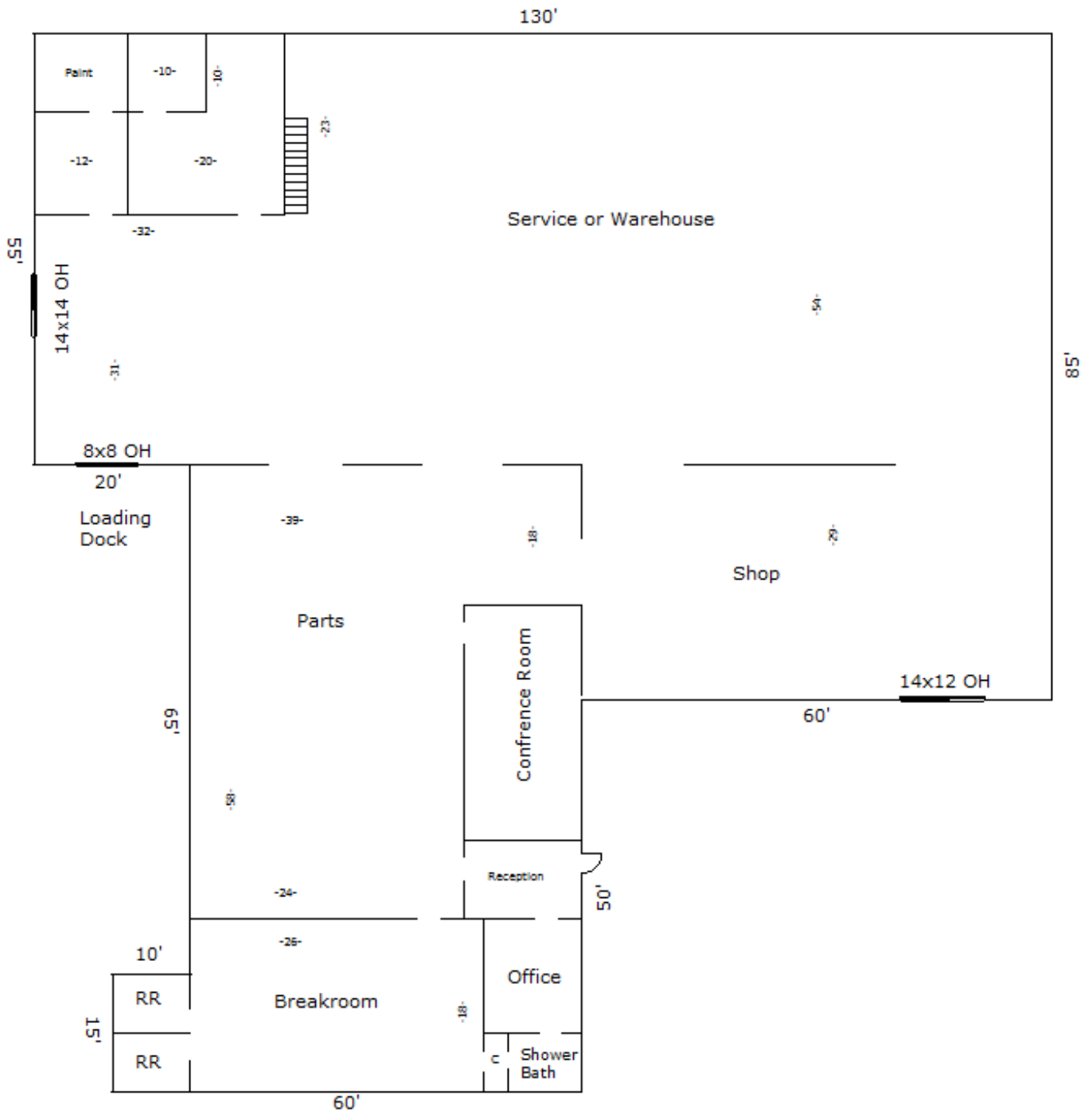
The Ellefson Group, LLC  
888-683-8001  
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www.ellefsongroup.com

### Additional Details:

Site Size:	43,982 sf
Zoning:	B-2, Commercial
Bldg Size:	13,100 sf
Bldg Hgt:	1 Story. Eave heights 14' & 16'. Center peak 17'.
Built:	1984. Addition 1999
O.H Doors:	1-14x14, 1-14x12, 1-8x8 with loading dock.
HVAC:	Gas forced air furnace and central air conditioning unit for finished areas. 3 suspended gas heaters with blowers.
Electrical:	400 amp main panel, 3 phase, 4 - 30 amp services on outside of bldg
Plumbing:	Municipal water and sewer. Multiple hot water tanks providing hot water to shop and service areas plus office areas. Outside water taps for vehicle and equipment cleaning.
Taxes 2015:	\$4913.04

# Building Sketch

403 Gabriel Court, Menomonie, WI 54751



# Photos

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**Front**



**Rear-North Side with mesh fence**



**Loading Dock**



**Service Entry 14x14 OH door**



**Break room**



**Break room**

# Photos

403 Gabriel Court, Menomonie, WI 54751



**Shop**



**Parts Room**



**Service/Warehouse Section**



**Oil Furnace-Service Area**