





**1907474**      **Active**      **Business/Comm**      **Price: \$94,074**  
**149 State St**      #      **City**      Beloit      P02  
**Beloit WI 53511**      **County:**      Rock  
**Trade Name:**      **Units in Bldg: 1**  
 -----  
**RE For Sale:**      No      **Ann Rent/SqFt:**      \$ 6.50  
**Bus for Sale:**      No      **Bldg Gross SqFt:**      14,473      Assessor  
**Lease Only:**      Yes      **Net Leasable SqFt:**      14,473  
**Approx Bldg Dim:**      0      **Onsite Parking:**      Yes  
**Year Built:**      1969      Assessor      **Parking Fees/Mo:**      \$ 0  
**Street Frontage:**      97      **# of Stories:**      1      **Click M for Map:**   
**Open House:**      **Documents (if any):**  
**Calculate Payment:** 

South on State St from Wisconsin, North on Hwy 2 into Beloit from Illinois.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	N/A	N/A		\$ 0	\$ 0.00	\$	14,473
2				\$	\$	\$	
3				\$	\$	\$	

**Gross Op Inc:** \$ 0      **Net Taxes:** \$ 19,158 / 2020      **Est. Acres:** 0.900      Assessor  
**Ann Op Exp:** \$ 0      **Parcel #:** 13540406      **Lot Dim:**  
**Net Op Inc:** \$ 0      **Year: 0**      **# Loading Docks:**      **Zoning:** C-3  
**Ceiling Hgt Min:** 9      **Max:** 17      **Industrial Park:**  
**Included:**  
**Excluded:**

<b>Type</b>	Office, Manufacturing, Warehouse, Industrial	<b>Building Parking</b>	11-20 spaces, Onsite, Paved
<b>Location</b>	Free standing, Corner	<b>Sale Includes</b>	N/A
<b>Present Use</b>	Office, Manufacturing, Warehouse, Industrial	<b>Lease Type</b>	Triple net
<b>Exterior</b>	Brick	<b>Tenant Pays</b>	All expenses
<b>Roofing</b>	All flat	<b>Occupancy</b>	Vacant
<b>Heating/Cooling</b>	Forced air, Central air		
<b>Fuel</b>	Natural gas		
<b>Water/Waste</b>	Municipal water, Municipal sewer		
<b>Features</b>	Truck dr(s) 15ft or lower, Private Restrooms, Shared conference room, Reception area, Signage available, Display window, Private office(s)		

Perfect downtown Beloit location! The old Beloit Daily News building offers plenty of office and work space, warehouse and manufacturing space for your growing business. Approx 1800 square feet of warehouse with a 12x10 drive-in door and 17 feet of clearance height. Building sits on the corner of State and St Paul and sees over 21,000 vehicles pass every day and foot traffic will grow this summer as well with the new baseball stadium opening a block away.

**Sold Price:**      **Seller Concessions**      **Closing Date:**  
*This information provided courtesy of: Century 21 Affiliated*      05/06/2021 10:49 AM

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