

Inventory of For Sale & For Rent Commercial & Industrial Properties & Land in Union Grove

Updated: 9/23/14

Commercial

Property	Owner/Realtor	Phone	Rent/Mo. or Listing Price	# of Sq. Ft. & Acres	Notes
720 Main Street	Redefined Realty		\$499,900	10,000 total (3 units)	-Ample parking. Two 12' overhead doors on either end of the building, one with a loading dock (2'). Currently setup as 3 units; 3,087SF shop (with additional 1,429SF breakroom, kitchen, living room upstairs, plus storage); 1,469SF office space; and third 4,753SF space occupied by long time tenant Bumper to Bumper on month to month lease. -MLS #1212483
802 Main Street		262-642-9854			-Business for sale or lease -J&K Quick Mart/Gas station
1012 Main Street	Community State Bank	262-878-3763	UNK	UNK	
1020 Main Street	Don	262-498-4488 wirmtgranite@aol.com	\$600/mo.	1,400	
1023 Main Street	Doug Coleman	262-620-6097 262-620-3727	UNK	UNK	
1030 Main Street	Don	262-498-4488 wirmtgranite@aol.com	\$59,900	UNK	-Commercial with apartment
1104 Main St.	Sandra Carlson, Shorewest Realtors	262-492-4475 scarlson@shorewest.com	\$95,000	2,480	-This property has a Hair Shoppe and two apartments that are tenant occupied. The utilities are split between Upper which has GFA furnace but no central air and Main level that has GFA furnace with separate thermostats and C/A. Owner would be interested in staying as a tenant in the Beauty Shoppe. Upper Apt 2 bdrms \$400. + utilities. Main level Apt 1 bdrm. \$475 utilities included. -MLS: 1367172
1106 Main St.	Jeff Erickson, Bear Realty	262-206-9920, jeff@bearburlington.com	\$114,900	3,000	-Storefront lower with 2 apartments on the second floor. This would be a great opportunity to diversify your investments with a commercial tenant occupying the lower and 2 residential units above. Many updates in all the units -MLS # 1346872

1117 Main St.	Jeff Erickson, Bear Realty	262-206-9920, jeff@bearburlington.com	UNK	UNK	
1121 Main St.	Doug Coleman	262-620-6097 262-620-3727	UNK	UNK	
1201 Main St.	Kim Terpstra, Talmer Bank	262-763-3581 kterpstra@talmerbank.com	UNK	UNK	
1222 Main St.	Kim Brogan	262-308-6909 kdbaccounting@yahoo.com	\$150- \$900/mo.	1 and up to 7 office spaces available	-Mo. rent depends on what space is leased and how much energy is used above and beyond normal office lighting. Rates include heat and light and water. No CAM. -Owner would consider opening up the offices to a large open space for the right tenant.
1007 State Street	Farmers Co-Op Elevator Co.	Cooperative Plus, Inc., 638 S. Kane St., Burlington, WI 53105	UNK	UNK	-Buildings and acreage
4370 67 th Drive	Russ Sagmoen, Colliers Int'l.	414-278-6810 Russ.sagmoen@colliers.com	-Lease Rate: \$12.00/SF NNN -Expenses: \$3.20/SF -Outlot Sale Price: \$290,000	-For Lease: 682 SF - 2,500 SF (can build-to-suit up to 8,000 SF) -For Sale: 1.5 Acres (Outlot)	-One suite inside of the Piggly Wiggly strip mall for lease -One outlot for sale or build-to-suit -Only grocery store anchored shopping center in Union Grove -Piggly Wiggly and Aurora Pharmacy generate a lot of traffic -Located on well traveled Highway 11 at the east entrance of Union Grove -Zoning: C-1 - file:///C:/Users/user/Downloads/maple%20grove%20-%20colliers1.pdf
1380 15 th Ave., Suites A, C & D	UNK	262-878-3833 or 262-930-9778	UNK	A=1,516 sf D=1,119 sf	-Subway strip mall
1400 15 th Avenue	UNK	UNK	UNK	UNK	-Union Grove Family restaurant

Industrial

Property	Owner	Phone	Listing Price	# of Sq. Ft. & Acres	Notes
4720 Haag Drive (a.k.a. 4720 Radius Bend)	Jan and Fidel Rodriguez	713-937-8800 office & 713-851-8853 cell	\$1,250,000	30,000 s/f warehouse (includes 700 s/f office).	Zoning: M-2 Dock Doors: 4 - 10' Drive -In Doors: 1 - 14' 20' to 22' Clear Height

				2.23 acres	Easy access off Highway 11 Built in 2006
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Land

Property	Owner	Phone	Sale Price	# acres	Notes
4513 69 th Drive	Tom Squier, Shorewest Realty	414-234-9700 tsquier@shorewest.com	\$500,000	43 acres	-Strategically located 43 acre corner lot located just east of downtown Union Grove and across the street from the Piggly Wiggly strip mall on Highway 11. Only four miles west of I94, this gently sloped land is well suited for a strip mall, warehouse, commercial, light industrial, residential or a combination. Possible incentives being offered by the Village, as well as, residual rights to installed lift station. Seller financing or development options. -MLS: 1360490
1007 State Street, 710 Mill Ave., 1016 State Street	Farmers Co-Op Elevator Co., Brad Gjermo at 262-767-2009	Cooperative Plus, Inc., 638 S. Kane St., Burlington, WI 53105		3.09 acres	-CPI buildings and acreage. Total of 4 parcels. Can be combined with 0.55 acres owned by the Village/CDA at 1015 State St.
1015 State Street	CDA, Village of Union Grove	262-878-1818		0.55 acres	-Old Village Hall site -TID #4
York Street (just North of 1560 15 th Avenue)	Mel Wendt – Relator	262-895-2777, jimw@wendt-realty.com	\$300,000	3.72	-Zoning= I-2 -Just North of the NE corner of Hwy. 11 & York Street -Owner will divide
Canopy Hills Commercial Outlot, Hwy. 45	Ray Leffler, ReMax/Newport Realty	-262-632-9990, rayleffler@hotmail.com		157 acres	-Frontage on Hwy. 45 -Located on the north end of TID 4. Find map at: http://www.uniongrove.net/wp-content/uploads/2011/08/TID-4-Plan.pdf
3133 S. Colony Ave.	Century 21 Roberts & Andrew	Contact your broker	\$2,760,000	120 one-acre lots for luxury single-family homes & upscale townhouse area.	-Prime development site annexed to Union Grove. 120 one-acre lots for luxury single-family homes & upscale townhouse area. Right in Union Grove near High School. Sewer & Water to site. Drainage issues already addressed. Many steps already in place for developing an elite subdivision w/ country feel but convenient distance to Milwaukee, Lake Geneva, & Illinois. Zoned SF Res (R90) but with mixed-use proposals on plans. -MLS#: 1342076
NE of Hwy. 11 and 69 th St.	Judy	262-492-2744		5 acres	

Compiled by: Racine County Economic Development Corporation, 262-898-7422, tchitwood@racinecountyedc.org, www.racinecountyedc.org
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