



Don't buy or sell your investment property with just any realtor, call a specialist.

715.235.6000

www.lancergroupproperties.com

COMMERCIAL LISTINGS

2303 Schneider Ave FOR LEASE

Oaklawn Professional Building - Very nicely built out office suite available immediately. Approximately 1000sq.ft. \$15sq.ft. tenants pay W/S, gas, electric. Start your business today in a very professional office building. East side Menomonie by Red Cedar Medical Clinic.



506 Crescent Street FOR LEASE

2500 sq.ft. located in the heart of Menomonie on Lake Menomin, beautiful views, great exposure, Can be leased as 2 units (1250sq.ft. per unit), Available Immediately, Tenant pays gas, electric, w/s, snow, bldg. mntce, \$12/sq.ft. for lower unit and \$15/sq.ft. for upper unit.



303 2nd St NW \$249,900

2.4 Acre multi-family lot zoned R-3 in the heart of Menomonie!! Wonderful Red Cedar River views, right off of Highway 25. Endless possibilities with this lot! Certified survey already taken care of.



NEW LISTING

1702 9th St. E. \$115,000

Licensed 6 bedroom rental property in excellent location to Grocery and UW Stout campus. Currently leased through 5/24/17 at \$1000/mth - great room for increase rent potential in future. Great sized rooms and living spaces plus detached garage for additional storage. Plenty of off-street parking and yard space for tenants to enjoy - great rental property in great price range - call for additional details or to set up a viewing



NEW LISTING

2017 2nd St. W. \$97,900

Excellent campus rental blocks from UW-Stout campus, newer flooring/paint/kitchen upgraded. Very well maintained property! Leased through 5/24/17 at \$900/month as well as leased 6/1/17 - 5/24/18 at \$915/mth - with room to increase! Also has a 100% occupancy history for current owners, and tenants responsible for most utilities! Call soon for more information or to schedule a showing today!



11th Ave E Lot \$120,000

1 Acre Multi-Family building site. Currently zoned R-2, could possibly be split into 2 lots for two 4 unit buildings to be built.



PRICE RE-

203 4th St. \$95,000

Prime UW-Stout campus rental property, 4 bdrm. 1 bath, new flooring throughout, new roof, new refrigerator, new shower surround, hardwood flooring throughout Living Room/Dining Room whole main floor area! Rent \$925/mth now through 5/24/17 and then rented at \$1120/mth from 6/1/17 - 5/24/18 - VERY SOLID HOUSE! tenants pay gas, electric, & w/s.



SOLD

1815 5th St. E. \$180,250

Completely remodeled 5 bdrm. campus rental with w/d, large back deck, high end commercial laminate flooring, 2 full baths, open living room/kitchen layout, leased through 5/24/17 at \$1750/mth.

Now Accepting New Properties for Full Service Property Management

Have you had trouble leasing out your rental properties? Are you tired of the late night calls or difficult collections and tenant relations? Call Lancer Group Properties today to discuss how our tried and proven property management services can help your investment become profitable again. We have excellent marketing, great market exposure, and an extremely high occupancy rate. If your campus rental property or residential rental property has suffered in the previous years or is not up to market rents, we can help!! Call today before this critical leasing season is past - we can help!!