



REALTY • PROPERTY MANAGEMENT • RENTALS

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

715.235.6000

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COMMERCIAL LEASES AVAILABLE

New Listing

1103 S. Broadway

720 sq.ft. available immediately for lease. \$15/sq.ft. long term lease option. Excellent retail spot available in the Erberts and Gerberts building - across the street from UW-Stout campus. All utilities included with an additional per month CAM expense. Call for showings and details.



FOR LEASE



506 Crescent Street

2500 sq.ft., located in the heart of Menomonie on Lake Menomin, beautiful views, great exposure. Can be leased as 2 units (1250 sq.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.

FOR LEASE



2303 Schneider Ave

Oaklawn Professional Building - Very nicely built out office suite available immediately. Approximately 1000 sq.ft. \$15/sq.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.

N413-417 Foote Ave, Spring Valley, WI

Excellent opportunity to own 3 duplexes in Spring Valley, WI. 100% occupancy with tenants. Units feature spacious living areas, full kitchens, washer/dryer hookups right in the units to use their own machines - call soon for details and to set up your showing of these great investments! Very nice duplex.



ACCEPTED OFFER

NEW LISTING

1015 9th St. E

\$127,000

Campus Rental!! 4 bdrm. 1 1/2 bath, hardwood floors on main level, very good sized rooms, open LR/DR floor plan, back porch, full basement with W/D, off street parking. Leased through 5/24/19 - \$1240/mth tenants pay most utilities.



1331 Wilson Street

\$126,900

Very nice duplex in a Residential neighborhood. Clean, simple rental that has maintained 100% occupancy for many years! \$1225/mth rent, tenants pay most utilities, 2 bdrm. up and 2 bdrm. down. Call for your showing today!



SOLD

NEW LISTING

915 Pleasant View Ct

\$210,000

Beautiful 3 bedroom 2 bath house in a fantastic neighborhood. Built in 2005 this home features, open LR/DR/Kit. concept, 2 car att. garage, full unfinished basement ready for a few more bedrooms and a family room, natural hardwood flooring throughout main floor, and a huge deck and back yard space to enjoy the outdoors. Call for your showing today!



N425-427 Foote Ave, Spring Valley, WI

Excellent opportunity to own 3 duplexes in Spring Valley, WI. 100% occupancy with tenants paying utilities. Units feature spacious living spaces, full kitchens, washer/dryer hookups right in the units for tenants to use their own machines - call soon for details and to set up your showing of these great investments!



ACCEPTED OFFER



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.

S217-219 Golfview Drive, Spring Valley, WI

Excellent opportunity to own 3 duplexes in Spring Valley, WI. 100% occupancy with tenants paying utilities. Units feature spacious living spaces, full kitchens, washer/dryer hookups right in the units for tenants to use their own machines - call soon for details and to set up your showing of these great investments!



ACCEPTED OFFER

Accepted Offer

2013 1st Ave

\$263,900

Very well cared for 4-plex located in a great neighborhood near Red Cedar Medical Clinic. Units have vaulted ceilings, common areas with w/d in bsmt, 3 units remodeled with new kitchens, flooring, and windows. Very good investment that is always occupied!



SOLD

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!!