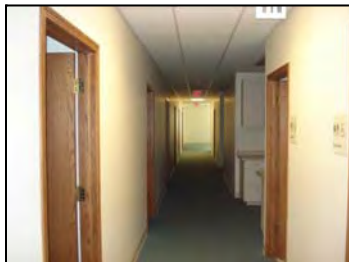
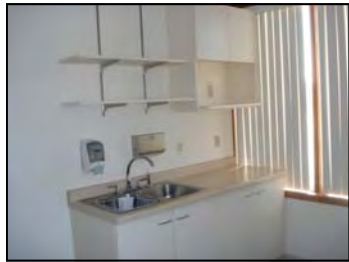


**MOTIVATED SELLER!  
WILL ENTERTAIN ALL OFFERS,  
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**REDUCED \$250,000  
FROM ORIGINAL PURCHASE!**

3500/3508 Stewart Avenue  
Wausau, WI 54401  
Located in Emerald Court

Purchase Price ..... **\$399,999**  
Lease Available At ..... \$8.00/SF/MO NN Lease  
Building Size ..... 5,000 SF  
Lot Size ..... 0.35 Acre  
Number of Buildings ..... 1  
Number of Stories ..... 1  
Tenancy ..... Single  
Year Built ..... 1998

- ◆ Ready for immediate occupancy!
- ◆ Near Marshfield Clinic & Aspirus Hospital
- ◆ Easy access to HWY 51/39/29
- ◆ Fantastic visibility on heavily traveled highway
- ◆ Ample parking space
- ◆ Contemporary design
- ◆ Unlimited possibilities
- ◆ Accommodate up to 4 separate suites
- ◆ Rapid growing community

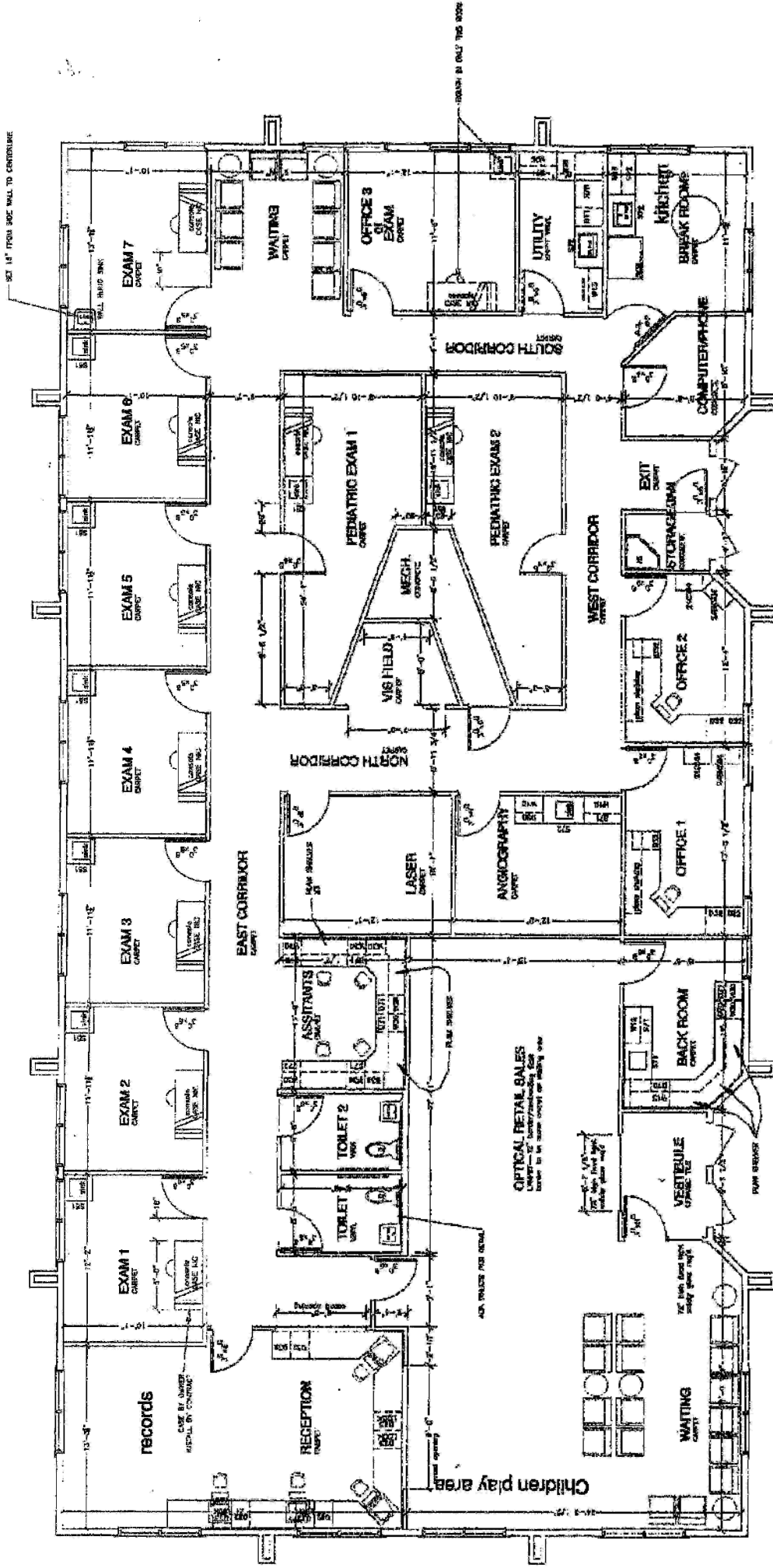
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# 3500 STEWART AVENUE, WAUSAU BUILDING LAYOUT



Exam Rooms.....	12/13	Office Areas .....	2/3	Storage/Utility Rooms .....	5
Reception Areas .....	1	Waiting Areas .....	2	Retail Area .....	1

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