

**319 North Fourth Street
22,000 Square Feet
Available
Office/Retail**

**Downtown, Adjacent to
Wausau Center Mall
Wausau, WI**

**Contact: Bill Panzigrav
Phone: 715-675-3250**

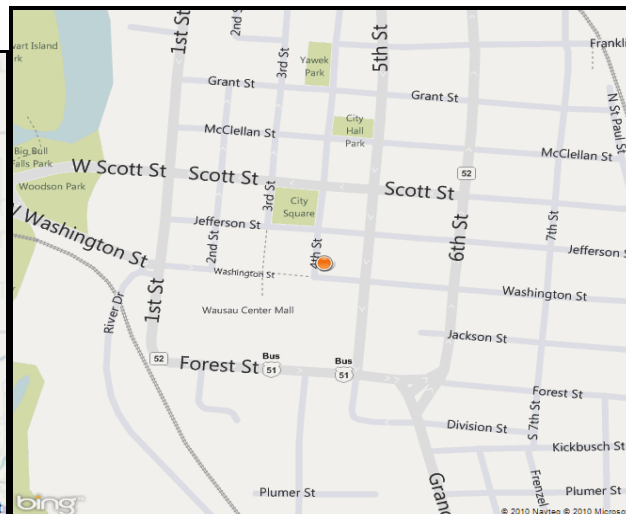
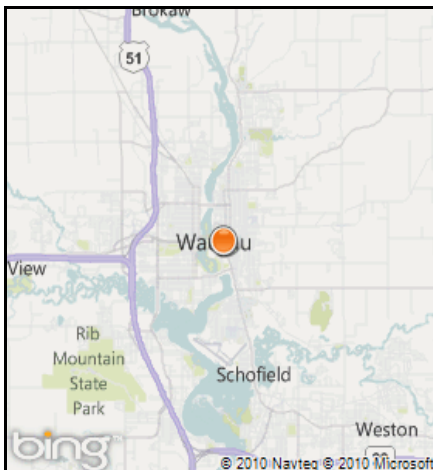
BUILDING AVAILABLE - DOWNTOWN

Features:

- **Constructed in 1953, EIFS over concrete block (Improved Façade)**
- **38 Spaces for Parking Available**
- **Building is in a High Traffic, Upscale Downtown (with reasonable pricing)**
- **Flexible Leases and Terms**
- **Electricity, Telephone, Natural Gas and Municipal Sewer and Water**
- **Zoning is Central Business District (B-4-3)**
- **First Floor: 7,364 square feet (garage is 1,408 square feet)**
- **City Maintains Parking Area and Removes Snow**



View from Downtown Center of Wausau



ALL INQUIRIES WELCOME