



DRIFKA GROUP

FOR SALE
REAL ESTATE

1619 W Wisconsin Ave. Appleton, WI

OFFERING SUMMARY

Tenant	Safelite Auto Glass
Percent Leased	100%
Pricing	\$977,000
Year Built	1970
Zoning	C-2/ Retail
Net Operating Income	\$53,732.52
Cap Rate	5.5%
Building SF	+/-5,513
Acreage	+/-0.43
Year Built	1970



PROPERTY OVERVIEW

Real estate for sale only with the intent of a 1031 exchange. Long-term tenant Safelite has occupied this building since 2004, providing consistent and reliable income. The current NNN lease runs through April 2029, offering secure cash flow with below-market rents that present a clear value-add opportunity for the next owner.

PROPERTY FEATURES

- Long-term tenant (20+ years)
- Desirable corner
- NNN lease through April 2029 (LL responsible for roof & structure only)
- 3% annual rent increases
- Below market rent
- New roof installed 11/2023 with 20-year guarantee

Contact Information

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This information is from sources deemed to be reliable however, it is not guaranteed and is subject to change. Buyer shall rely on its own due diligence and inspections.



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Lease Abstract

Tenant/Guarantor:	Safelite Auto Glass
Address:	1619 W. Wisconsin Ave. Appleton, WI 54914
Price:	\$977,000
Building Area:	5,513 SF
Year Built:	1970
Lease Expiration Date:	4/30/2029
Remaining Term:	Three Years, Five Months
NOI 5/1/25 to 4/30/26:	\$53,732.52
Rent Increases:	3% Annual Increases
Renewal Options:	None
Lease Type:	Triple-Net (NNN)
Landlord Responsibilities	Roof & Structure Only*

Rent Schedule

Period	Monthly Rent	Annual Rent
5/1/25-4/30/26	\$4,477.71	\$53,732.52
5/1/26-4/30/27	\$4,612.04	\$55,344.48
5/1/27-4/30/28	\$4,750.40	\$57,004.80
5/1/28-4/30/29	\$4,892.91	\$58,714.92

*LANDLORD RESPONSIBILITIES SUMMARY

The Landlord is responsible for the following:

Maintain, repair or replace, as needed, the structure of the building, including but not limited to the roof, roof membrane and roof structure; the exterior walls; the foundations and the permanent parts of floors excluding floor coverings.

Tenant is responsible for all other expenses, including parking lot, taxes, insurance, etc.



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AERIAL PARCEL MAP



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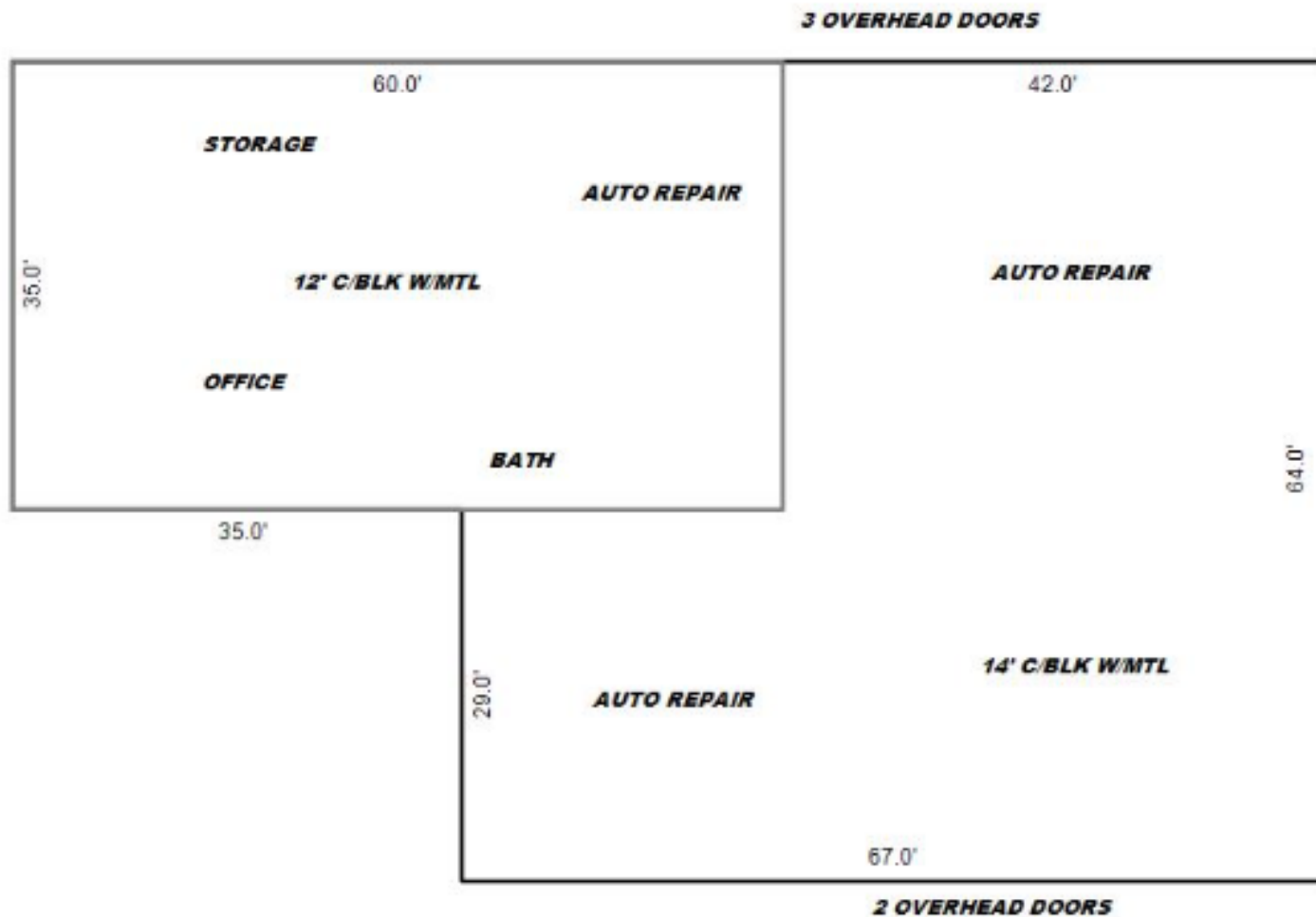
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BUILDING SKETCH



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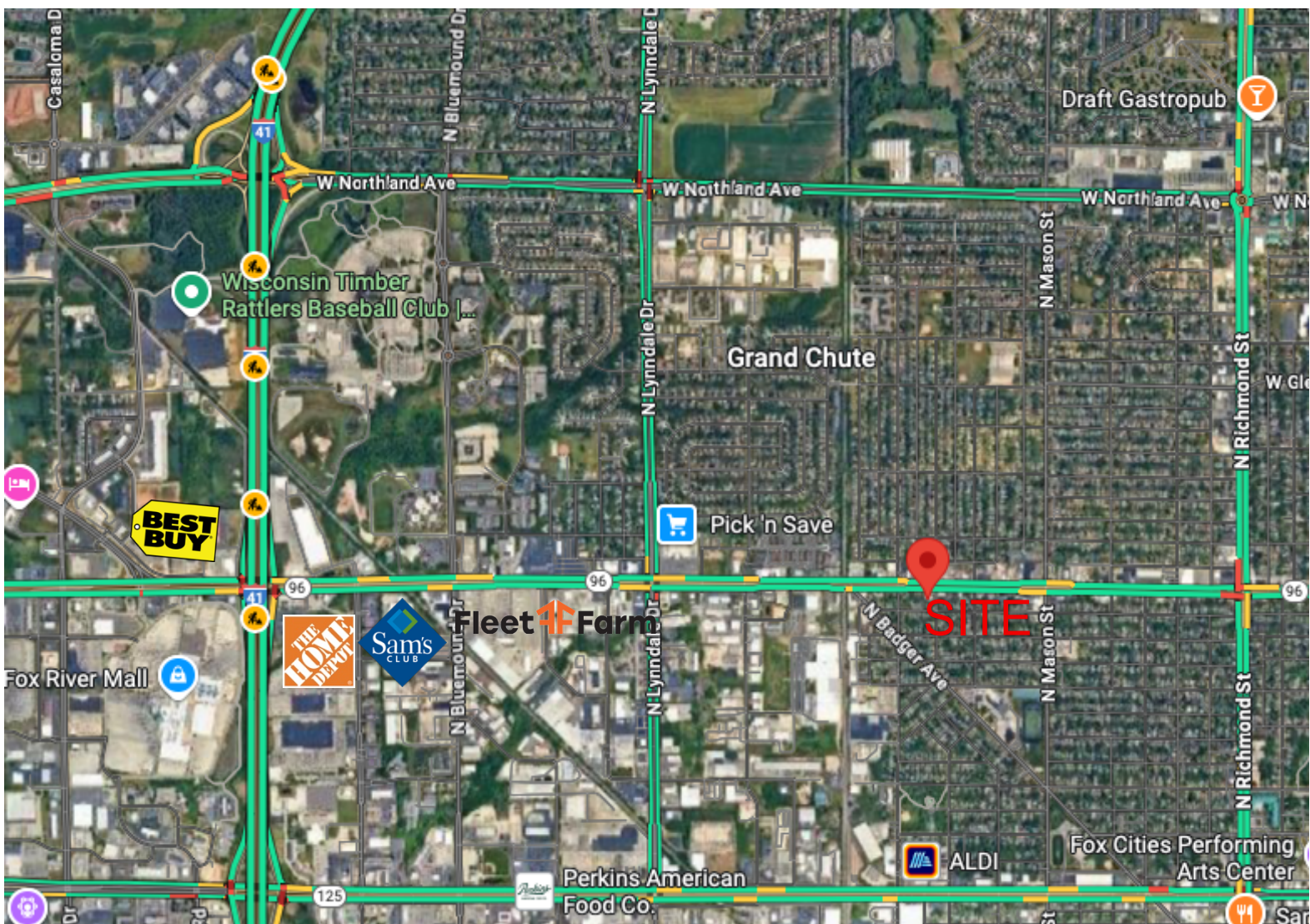
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AREA MAP



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