

FOR SALE

Multi-Flex Buildings
OSHKOSH WI

INVESTMENT SALE
3420 Jackson Street



TOM ACKERMAN
BROKER-OWNER

AC
COMMERCIAL

PRICING

\$5,450,000

LOCATION

Outstanding commercial corridor in Oshkosh on 7.81 Acres with all expected amenities and more!

This heavy Mixed-Use property has several possibilities which include:

- Investment grade for absentee ownership.
- Home headquarters for business with heavy rental income to offset Investment.
- 56 Unit Self-Storage Building included in Sale.
- Very flexible buildings accommodating several uses.
- Several long-term leases in place!

OVERVIEW OF BUILDINGS

The 65,000+ SF of overall improved space consists of several buildings all with unique amenities. A general overview of the buildings is:

BUILDING	SIZE (SF)	STATUS
1: General Office & Warehouse	20,140	Leased
2: Shop/Warehouse	2,688	-
3: Shop/Warehouse	9,792	Leased
4: Shed	1,800	-
5: Shop/Warehouse	2,400	-
6: Self Storage Building (56 Units)	14,304	Fully Leased
7: Spaces A thru F	14,402	Leased
TOTALS : 7 BUILDINGS	65,546	Call for Details



Not Included: Business or Seller's personal property,



PROPERTY OVERVIEW

NOTABLE FEATURE

Property Size
Buildings on Premises
Overall Building Sizes
Main Office Building
Ingress/Egress
Fencing
Parking
Bay Doors
Retention Area
Floodplain
Current Zoning

SPECIFICATIONS

Approx. 7.81 Acres
7
65,500 ± SF
2 Story
Jackson Street
Yes
Paved Front – Unpaved Yard Areas
Most Buildings
Yes
Outside
Commercial



Drawing for pictorial reference ONLY. Approximate measurements.

Information Source:

<https://wcgis3.co.winebago.wi.us/parcelviewer/>



School District: 4179-OSHKOSH AREA SCHOOL DISTRICT		Interactive Map	
[Real Property Description for a complete legal description, see recorded document] LOT 1 CSM 8880 DOC #1913511 R OF D			
[See Address(es)]: 3400 JACKSON ST OSHKOSH WI 54901 3420 JACKSON ST OSHKOSH WI 54901 3428 JACKSON ST OSHKOSH WI 54901 3434 JACKSON ST OSHKOSH WI 54901 3444 JACKSON ST OSHKOSH WI 54901 3454 JACKSON ST OSHKOSH WI 54901			
Public Land Survey System (PLSS) Information		Interactive Map	
[Physical Location(s)]: NW 1/4, NW 1/4 of Section 4, T18N. - R16E., CITY OF OSHKOSH SW 1/4, NW 1/4 of Section 4, T18N. - R16E., CITY OF OSHKOSH			
General Zoning Information			
District:	Classification: NO DATA AVAILABLE CONTACT LOCAL ZONING AUTHORITY	Jurisdiction:	
City of Oshkosh		Standard: NONE	
Interactive Map			
Navigable Stream and Surface Water Drainage Information			
Classification:	Source:	Type:	Surface Water Drainage Dist:
NONE			NONE
Interactive Map			
Airport Zoning and Height Limitation Information			
Source:	Distance(s):	Maximum Height (feet):	Building Height:
NONE	770 - 774	NONE	
Interactive Map			
County Floodplain and FEMA Special Flood Hazard Area (SFHA) Information			
County District:	SFHA Zone:	SFHA Zone Type:	FIRM Panel: Map Effective Date:
NONE	ZONE X	OUTSIDE FLOODPLAIN	55136C0225B MARCH 17, 2003
Interactive Map			
Future Land Use Planning Information			
County Use:	Municipal Planning Authority:	Municipal Use:	
NON-RESIDENTIAL	CITY OF OSHKOSH	COMMERCIAL	
Interactive Map			
Elevation Information (NAVD83, US Survey Feet)			
Range:	Frequency Change:	Average:	
770 - 774	4	772	
Interactive Map			
Soil Survey Information			
Symbol:	Name:	Drainage Class:	Permeability Class:
K8B	Keweenaw silt loam, 2 to 6 percent slopes, eroded	Well drained	II D
M1A	Mosel silt loam, 0 to 3 percent slopes	Somewhat poorly drained	II C/D



ABOUT AC COMMERCIAL RE

OUR VALUES. MISSION. VISION.

Be relentlessly valuable to our clients.

Our vision and mission at AC Commercial is to deliver very little ordinary, but rather deliver our services extraordinarily. We want to be known for unparalleled expertise, unrivaled service, and being relentlessly valuable to our clients. Being the most respected, knowledgeable, and value-added commercial real estate firm in Fond du Lac to our clients is our core focus and at the center of our actions.

You will be the one who decides if we delivered against our vision of unparalleled expertise and unrivaled service.

Our core belief is the results from acute knowledge and great service don't just happen, they show through when the underlying philosophy and vision of the business takes on all the practices necessary to deliver them.



TOM ACKERMAN

OWNER - BROKER

OFFICE: 920.204.6850

CELL: 920.539.7014

tom@acfdl.com or

tom@zacommmercial.com

AC Commercial Real Estate
N10838 Artesia Beach Rd.
Malone WI 53049

Remote Office in Fond du Lac

AC Commercial is a proud member of the following associations:

AC COMMERCIAL is Fond du Lac County's only RE firm that is a member of CARW!



The Commercial Association of REALTORS® Wisconsin (CARW) works to advance the interests of individual practitioners and the industry through education, professional development, public affairs & advocacy, professional standards & ethics and business networking. CARW supports more than 875 commercial real estate professionals in 500 companies in Wisconsin and the region. Members represent more than 36.5 Million SF of commercial real estate available for sale and nearly 63 Million SF available for lease.

Property Search Powered By Catylist



ALSO DOING BUSINESS AS:

BROKER DISCLOSURES

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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

ZA Commercial LLC
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BROKER DISCLOSURE TO CUSTOMERS

- 1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:
2 **BROKER DISCLOSURE TO CUSTOMERS**
3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:
7 ■ The duty to provide brokerage services to you fairly and honestly.
8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 55-63).
13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
15 ■ The duty to safeguard trust funds and other property the broker holds.
16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.
18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.
22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**
23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.
28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:
29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 55-63).
30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.
35 CONFIDENTIAL INFORMATION: _____
36
37 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____
38
39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)
40 **CONSENT TO TELEPHONE SOLICITATION**
41 I/we agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing.
44 List Home/Cell Numbers: _____
45 **SEX OFFENDER REGISTRY**
46 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.
48 BY SIGNING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND
49 THAT _____ and _____ are working
50 Sales Associate ▲ Firm Name ▲
51 as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **[STRIKE ONE]** .
52 SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.
53
54 Signature ▲ Date ▲ Signature ▲ Date ▲

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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ZA Commercial LLC 1800 Meiss St Food Dr Lac, WI 54603-5653
Thomas Ackerman

Phone: 920-539-7014 Fax: 920-534-3005
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55 DEFINITION OF MATERIAL ADVERSE FACTS

56 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
59 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
62 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
63 agreement made concerning the transaction.

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ZA Disclosure

CONTACT:

TOM ACKERMAN

C: 920-539-7014
tom@acfdl.com



Parent Company of:



N10838 Artesia Beach Rd. - MALONE WI. 53049

O: 920-204-6850

acfdl.com