

Commercial 405 S MAIN Street Suite # City of Fond du Lac List Price \$0
 50302342 Active-No Offer FOND DU LAC , WI 54935 Lease Price per SqFt. \$12 Net



405 S Main St Lease Space

Type Property For Lease
 Listed in Addtl CM Type
 Primary Listing Number
 County Fond du Lac
 Tax Municipal Sub-Area Southeast Fond du Lac
 School-District Fond du Lac
 Tax Net Amt \$11,801.00
 Tax Year 2024
 Tax ID FDL-15-17-15-42-345-00
 Assessments Total
 Assessment Year
 Special Assessments
 Age Est (Pre2017)
 Year Built Est 1947
 Source-Year Built Assessor/Public Rec
 Income Producing Farm No
 Deeded Access No
 Restrictive Covenant(s) No
 Flood Plain No
 Industrial Park Name
 Business/Trade Name
 Total Units in Bldg
 Total # of Buildings
 Zoning C-2 General Commercial
 Net Leasable SQFT 1,866
 CAM Annual Expense
 Utility Annual Expense
 Insur Ann
 NNN Annual Expense
 Fin Avail No



Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	0.66	Assessor/Public Record	Building SQFT	28,900	Assessor/Public Record	Est Warehouse Ceiling Hgt	
Lot Dimensions Est			Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est			Est Office SQFT			Est Manufact Ceiling Hgt	
			Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Frontage	No		Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Body Name			Est Showroom SQFT			Est Retail Ceiling Hgt	
Water Type			Est Retail SQFT				
Est Water Frontage			Door 1 Size		Loading Dock 1	Ceiling Height Min	
# Public Restrooms		Amps/Phase	Door 2 Size		Loading Dock 2	Ceiling Height Max	
# Private Restrooms		Parking	Door 3 Size		Loading Dock 3		
# Seating Capacity		OverHdDr	Door 4 Size		Loading Dock 4		
			Door 5 Size		Loading Dock 5		

Directions From Johnson St (HWY 23) - South on Main St to address.

Remarks This space is in a great location on busy South Main St in FDL and has potential for many uses! It has approximately 1866 sq ft with a mostly open layout making it great for retail, office, or other business use. This space is adjacent to Georgetown Cleaners which brings plenty of traffic and potential customers. There is plenty of street parking in front of the space and 2 spaces available in the parking lot for the tenant. The rent is \$1800/month plus gas & electric with a minimum lease term of 1 year. Call now to make this space the new home for your business!

Inclusions None

Exclusions Seller's Personal Property

COMMERCIAL TYPE Beauty/Barber, Office, Retail, Service

LOCATION Business District, Near Public Transport

EXTERIOR MAIN BUILDING Stucco

FOUNDATION Block, Stone

LOWER LEVEL Full

HEATING FUEL TYPE Natural Gas

HEATING/COOLING Central A/C, Forced Air

WATER Municipal Public Water

WASTE Municipal Sewer

TENANT PAYS Electric, Heat

Prepared by:

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Fond du Lac WI 54935-

Listed by: 42280 105064 Zellner Real Estate
 Co-Listed by:
 Sold By:



Days On Market 5
 Electronic Consent Yes
 Licensee Int/Broker Own No

Selling Price
 Close Date
 Type Of Sale
 Financing Type
 Seller Concession Amount
 ClosInfo
 Buyer Inducements
 Misc Closed Info 2
 BrkErn\$ Yes
 Ern\$Name

Farm Specific Data

Barn	Main Barn	Est Acreage-Total Farm	FSA Aerial Map in Docs	
Outbuilding 1	Outbld1Des	Est Perm Pasture Acres	Soil Map in Assoc Docs	
Outbuilding 2	Outbld2Des	Est Wooded Acres	FarmlndPresv/WdIndTaxCred	
Outbuilding 3	Outbld3Des	Est Tillable Acres		
Outbuilding 4	Outbld4Des	Est Wetland Acres	Primary Section #	
Outbuilding 5	Outbld5Des	Corn Base Acres (Yield)		
Outbuilding 6	Outbld6Des	Soybean Base Acre (Yield)		
Outbuilding 7	Outbld7Des	CRP-Acres	CRP-Expiration	CRP-Payment
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Expiration	CREP-Payment
		Est Rented Acres	Rented-Expiration	Rented-Payment

Misc Farm Details

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