

# 1875 S KOELLER STREET

.93 AC | 3,656 SF  
FOR LEASE

20th Ave. & Koeller St. / Oshkosh, WI

RESTAURANT W/DRIVE-THRU  
40 PARKING STALLS

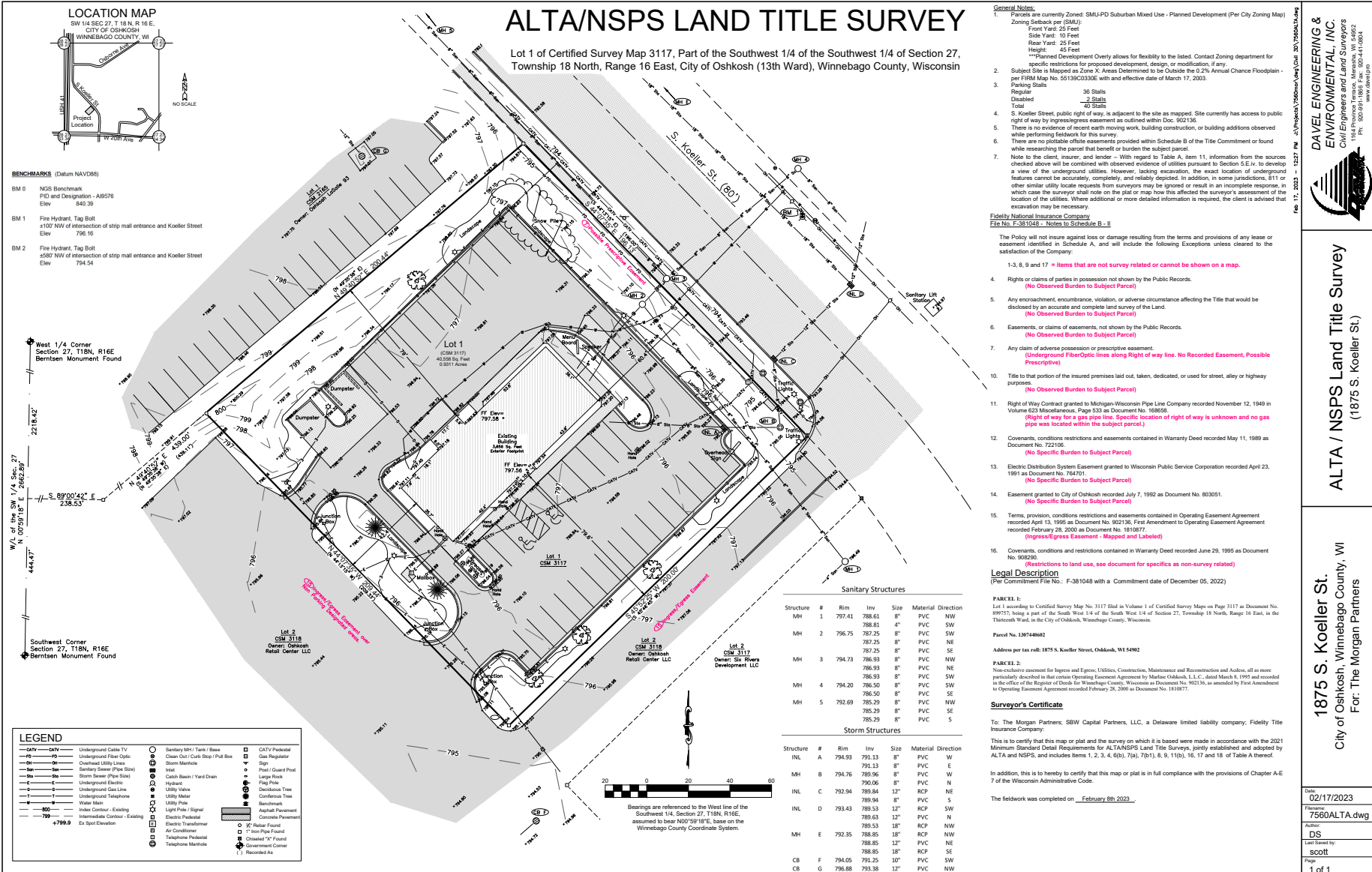


RETAIL OPPORTUNITY



MID-AMERICA<sup>®</sup>  
Real Estate-Wisconsin, LLC

# 1875 S KOELLER STREET



### LEGEND

|         |                            |   |                                     |   |                    |
|---------|----------------------------|---|-------------------------------------|---|--------------------|
| —CATV—  | Underground Cable TV       | ○ | Sanitary MH / Tank / Base           | □ | CATV Pedestal      |
| —FIBER— | Underground Fiber Optic    | ○ | Clear Out / Catch / Stop / Pull Box | □ | Gas Regulator      |
| —OH—    | Overhead Utility Lines     | ○ | Sum Manhole                         | □ | Sign               |
| —S—     | Sanitary Sewer (Pipe Size) | ○ | Sum                                 | □ | Panel Guard Post   |
| —S—     | Storm Sewer (Pipe Size)    | ○ | Catch Basin / Yard Drain            | □ | Light Pole         |
| —E—     | Underground Electric       | ○ | Hydrant                             | □ | Flag Pole          |
| —G—     | Underground Gas Line       | ○ | Hydrant                             | □ | Decking / Tree     |
| —T—     | Underground Telephone      | ○ | Utility Meter                       | □ | Confession Tree    |
| —W—     | Water Main                 | ○ | Light Pole / Signal                 | □ | Asphalt Pavement   |
| —800—   | Index Contour - Existing   | ○ | Electric Pedestal                   | □ | Concrete Pavement  |
| —799.9— | 4799.9                     | ○ | Electric Transformer                | □ | Rebar Found        |
|         |                            | ○ | Air Conditioner                     | □ | 1" Iron Pipe Found |
|         |                            | ○ | Telephone Pedestal                  | □ | Checked "OK" Found |
|         |                            | ○ | Telephone Manhole                   | □ | Government Corner  |
|         |                            | ○ |                                     | □ | Recorded As        |

### Sanitary Structures

| Structure # | Rim    | Invt   | Size | Material | Direction |
|-------------|--------|--------|------|----------|-----------|
| MH 1        | 797.41 | 788.61 | 8"   | PVC      | NW        |
| MH 2        | 796.75 | 787.25 | 8"   | PVC      | SW        |
|             |        | 787.25 | 8"   | PVC      | NE        |
| MH 3        | 794.73 | 786.93 | 8"   | PVC      | SE        |
|             |        | 786.93 | 8"   | PVC      | NW        |
| MH 4        | 794.20 | 786.50 | 8"   | PVC      | SW        |
|             |        | 786.50 | 8"   | PVC      | SE        |
| MH 5        | 792.69 | 785.29 | 8"   | PVC      | NW        |
|             |        | 785.29 | 8"   | PVC      | SE        |

### Storm Structures

| Structure # | Rim    | Invt   | Size | Material | Direction |
|-------------|--------|--------|------|----------|-----------|
| INL A       | 794.93 | 793.13 | 8"   | PVC      | W         |
| MH B        | 794.76 | 789.06 | 8"   | PVC      | W         |
| INL C       | 792.94 | 790.06 | 8"   | PVC      | N         |
|             |        | 789.84 | 8"   | PVC      | S         |
| INL D       | 793.43 | 789.53 | 12"  | RCP      | SW        |
|             |        | 789.53 | 12"  | PVC      | N         |
|             |        | 789.53 | 18"  | RCP      | NW        |
| MH E        | 792.35 | 788.85 | 18"  | RCP      | NW        |
|             |        | 788.85 | 12"  | PVC      | NE        |
|             |        | 788.85 | 18"  | RCP      | SE        |
| CB F        | 794.05 | 791.25 | 10"  | PVC      | SW        |
| CB G        | 796.88 | 793.38 | 12"  | PVC      | NW        |

Bearings are referenced to the West line of the Southwest 1/4, Section 27, T18N, R16E, assumed to bear N00°59'18"E, base on the Winnebago County Coordinate System.

### DAVEL ENGINEERING & ENVIRONMENTAL, INC.

Civil Engineers and Land Surveyors  
1154 Province Terrace, Menasha, WI 54952  
PH: 920.931.1800 | FAX: 920.441.0094  
www.davel.com

### ALTA / NSPS Land Title Survey

(1875 S. Koeller St.)

1875 S. Koeller St.  
City of Oshkosh, Winnebago County, WI  
For: The Morgan Partners

Date: 02/17/2023  
Filename: F560ALTA.dwg  
Author: DS  
Last Saved by: SCOTT  
Page: 1 of 1

SURVEY

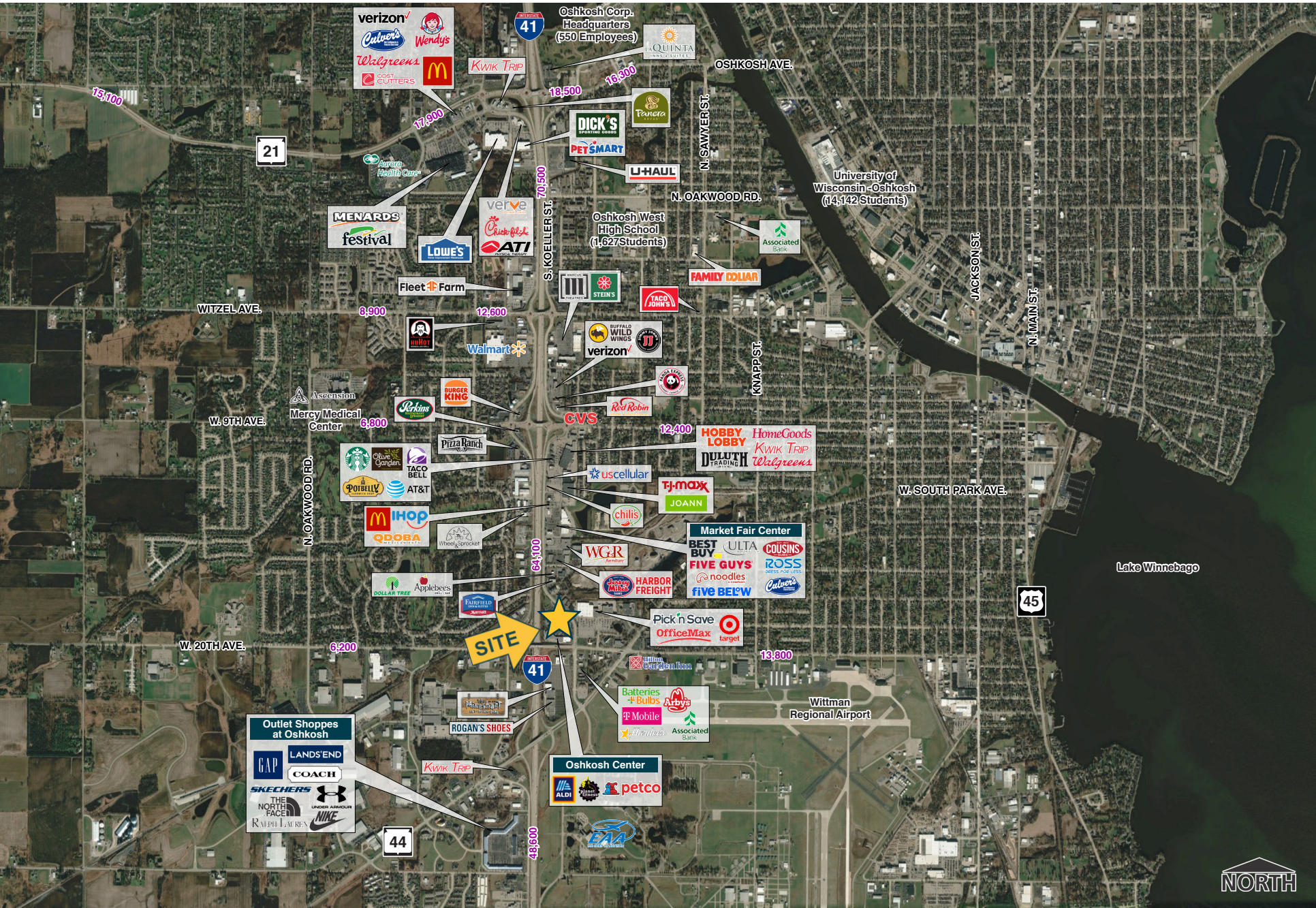


# 1875 S KOELLER STREET





# 1875 S KOELLER STREET



AERIAL

NORTH



# 1875 S KOELLER STREET



Fred  
Stallé

T: 414.390.1415

[FStalle@MidAmericaGrp.com](mailto:FStalle@MidAmericaGrp.com)

Mike  
Fitzgerald

T: 414.390.1427

[Fitzgerald@MidAmericaGrp.com](mailto:Fitzgerald@MidAmericaGrp.com)



600 N. Plankinton Ave, Suite 301  
Milwaukee, Wisconsin 53203

414.273.4600

[MidAmericaGrp.com](http://MidAmericaGrp.com)

CONTACT

# BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS



Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure:

## DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

## CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts").
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

**NON-CONFIDENTIAL INFORMATION** (*the following information may be disclosed by the Firm and its Agents*): \_\_\_\_\_

\_\_\_\_\_  
(Insert information you authorize to be disclosed, such as financial qualification information.)

**CONFIDENTIAL INFORMATION:** \_\_\_\_\_

## DEFINITION OF MATERIAL ADVERSE FACTS

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 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 agreement made concerning the transaction.

## NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.