

Commercial 50318982	525 E DIVISION Street Active-No Offer	Suite # FOND DU LAC , WI 54935	City of Fond du Lac	List Price Lease Price per SqFt.\$10 Gross
		Type Listed in Addtl CM Type Primary Listing Number	Property For Lease	Income Producing Farm No Deeded Access No Restrictive Covenant(s) No Flood Plain No
		County Tax Municipal Sub-Area School-District Tax Net Amt Tax Year Tax ID Assessments Total Assessment Year Special Assessments Age Est (Pre2017) Year Built Est Source-Year Built	Fond du Lac Northeast Fond du Lac Fond du Lac \$9,034.00 2024 FDL-15-17-11-43-501-00 1967 Assessor/Public Rec	Industrial Park Name Business/Trade Name Total Units in Bldg Total # of Buildings Zoning Office District Net Leasable SQFT 2,050
				CAM Annual Expense Utility Annual Expense Insur Ann NNN Annual Expense Fin Avail No
				
	525 E Division St			

Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	0.88	Assessor/Public Record	Building SQFT	10,811	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	
Water Frontage	No		Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Body Name			Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Type			Est Showroom SQFT			Est Retail Ceiling Hgt	
Est Water Frontage			Est Retail SQFT				
# Public Restrooms		Amps/Phase	Door 1 Size			Ceiling Height Min	
# Private Restrooms		Parking	Door 2 Size			Ceiling Height Max	
# Seating Capacity		OverHdDr	Door 3 Size				
			Door 4 Size				
			Door 5 Size				

**Directions** Park Ave to division St, East to address on left.

**Remarks** For Lease. Available May 1st! This 2,050 Sq Ft Suite in a Medical Office is currently used as School of Esthetics but was formerly a dental office. It has an inviting entryway and the versatile layout could accommodate many professional uses. The building is in a great location across from the currently expending SSM Health Center. There's plenty of parking available in the private lot and the rent is only \$1,800/month and includes utilities. Call now to set up a time to see the new home for your business!

**Inclusions** None.

**Exclusions** Seller's & Tenant's Personal Property.

**COMMERCIAL TYPE** Office

**LOCATION** Free Standing

**EXTERIOR MAIN BUILDING** Brick

**FOUNDATION** Poured Concrete

**LOWER LEVEL** Crawl, Full, Partial Basement

**HEATING FUEL TYPE** Natural Gas

**HEATING/COOLING** Central A/C, Forced Air, Multiple Units, Radiant, Zoned Heating

**WATER** Municipal Public Water

**WASTE** Municipal Sewer

**DOCUMENTS ON FILE** Property Condition Report

Prepared by:

Jason Zellner  
Zellner Real Estate  
485 S Military Rd, Ste 7  
  
Fond du Lac WI 54935-

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



Days On Market 8  
Electronic Consent Yes  
Licensee Int/Broker Own No

Selling Price  
Close Date  
Type Of Sale  
Financing Type  
Seller Allowance Amount  
CloseInfo  
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 Pern Pasture Acres	Soil Map in Assoc Docs
Outbuilding 2	Outbld2Des	Est Wooded Acres	FarmIndPresv/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
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Expiration
		Est Rented Acres	Rented-Expiration

**Misc Farm Details**

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