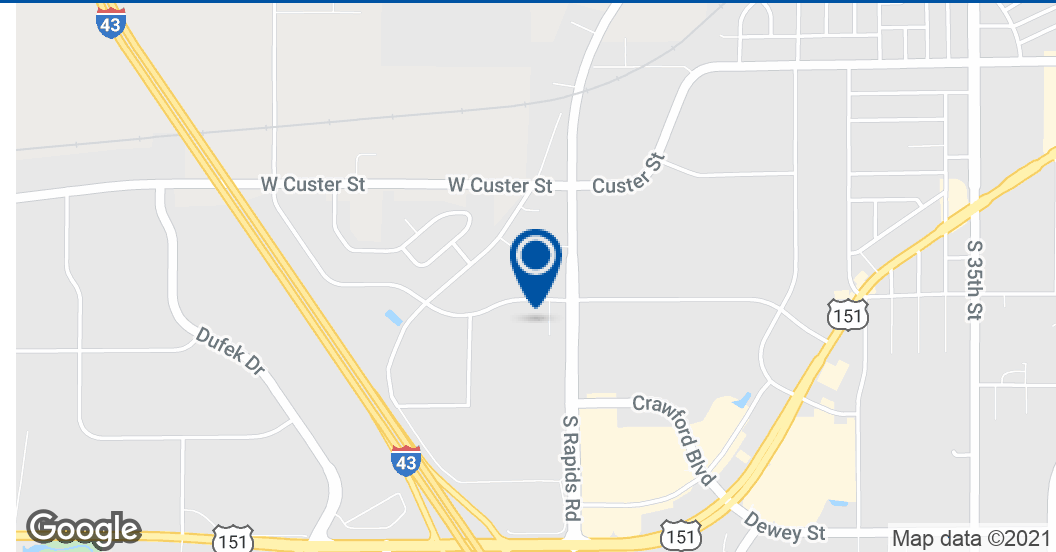


# 4801 EXPO LLC

4801 Expo Dr, Manitowoc, WI 54220



## Offering Summary

Sale Price:	\$1,200,000
Building Size:	12,686 SF
Available SF:	
Lot Size:	2.19 Acres
Number of Units:	1
Price / SF:	\$94.59
Year Built:	1985
Renovated:	2015
Zoning:	B-3 Business
Market:	Sheboygan
Submarket:	Manitowoc

## Property Overview

Multiple Use Professional Office Building just minutes off I-43 Manitowoc.

This property offers a multiple use scenario with a floor plan that is highly adaptable to many other uses. Current tenant is operating as a Medical Clinic. Property will become available for occupancy in August of 2022. Current tenants lease expires July 29, 2022. Lease is transferrable upon sale. There is ample parking on site for up to 65 cars, situated on a large 2.19-acre lot just a couple short minutes access to I-43. Public Bus Stop located right at the site. There are 2 additional parcels of land contiguous to this property that could be purchased. Call for additional information.

Lease information is available upon request to a qualified buyer.

There are 2 additional lots contiguous to this site which are not included but could be purchased to expand the site. Those 2 lots are 1.36 acres and 2.59 acres in size so the footprint could be expanded to a total of 6.36 acres.

Call George Krause @920-905-0550 to schedule all showings.

Showings during the weekdays are limited to 5pm to 8pm.

Showings on weekends can be scheduled between 9am to 4pm.

Showings need to be have a 72 hour advanced notice based on the requirement of the Tenant.

## Property Highlights

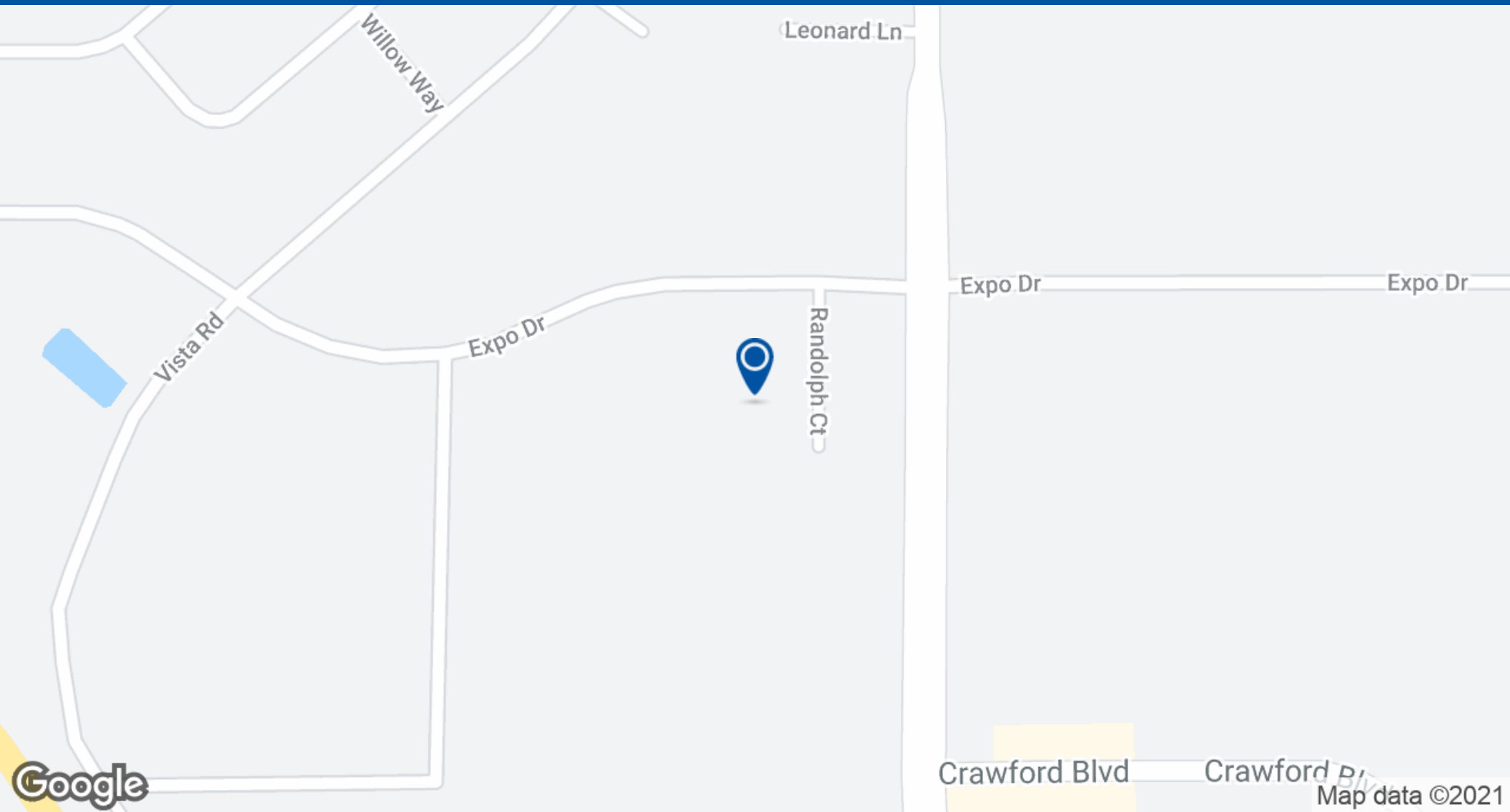
## George Krause

Broker Associate  
920.682.0307 X1110  
gkrause@choicecre.com

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Map data ©2021

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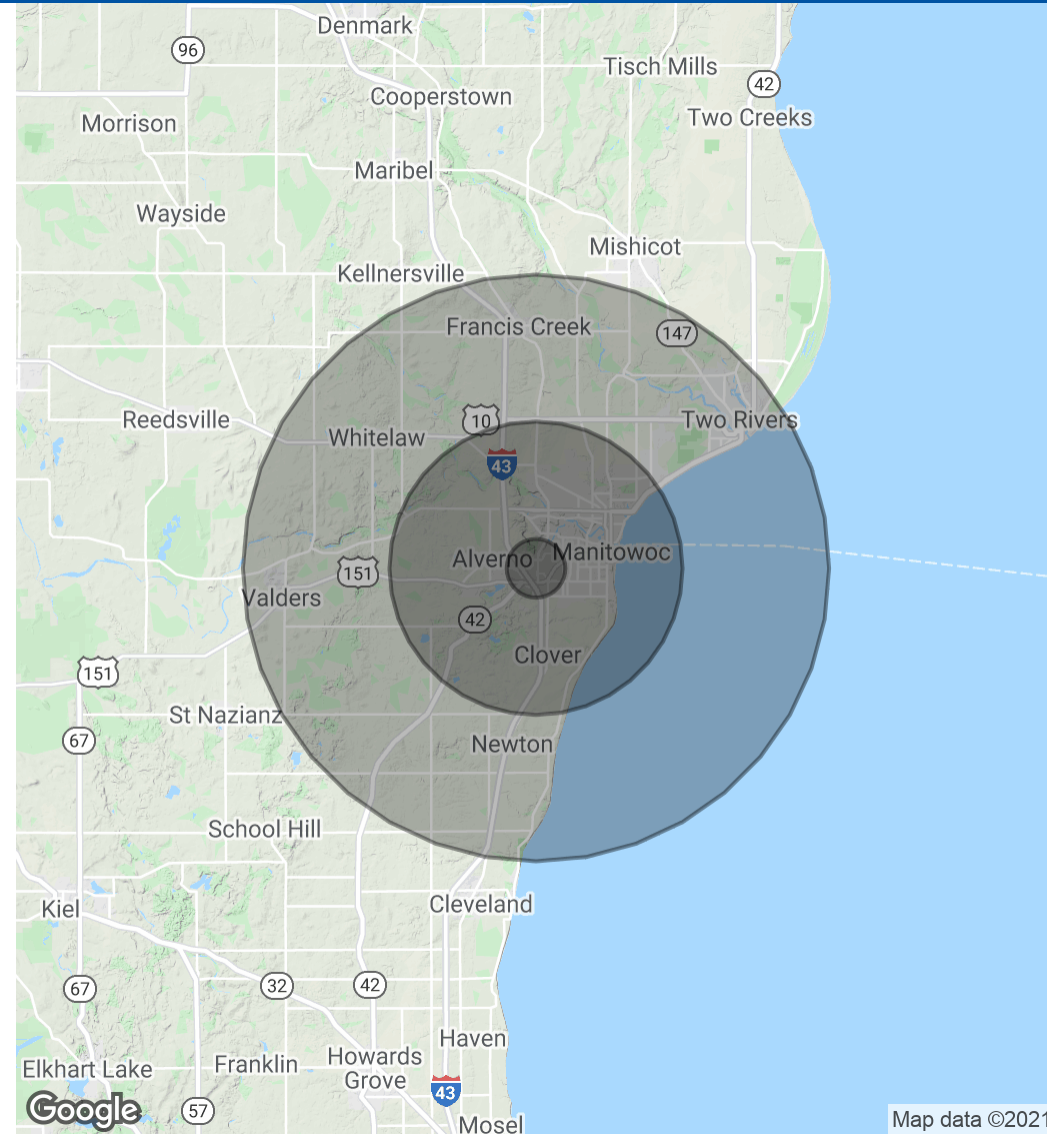
4801 Expo Dr, Manitowoc, WI 54220



Population	1 Mile	5 Miles	10 Miles
Total Population	2,274	38,871	57,598
Average age	45.1	42.1	42.9
Average age (Male)	44.3	39.3	40.9
Average age (Female)	45.8	44.4	44.6

Households & Income	1 Mile	5 Miles	10 Miles
Total households	1,049	16,718	24,711
# of persons per HH	2.2	2.3	2.3
Average HH income	\$55,102	\$59,380	\$58,564
Average house value	\$208,916	\$171,012	\$163,075

\* Demographic data derived from 2010 US Census



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The information contained in this document has been obtained from sources we believe to be reliable; however, Choice Commercial Real Estate has not verified, and will not verify, any of the information contained herein, nor has Choice Commercial Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take the appropriate measures to verify all of the information contained herein.

**George Krause**

Broker Associate

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**DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

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

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

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

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

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

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
  - 30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_

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

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

42 **DEFINITION OF MATERIAL ADVERSE FACTS**  
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

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

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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