

Commercial      **463 FOND DU LAC Avenue Suite #      City of Fond du Lac**      List Price      **\$0**  
**50305707**      **Active-No Offer**      **FOND DU LAC , WI 54935**      Lease Price per SqFt. **\$13**      **Net**



463 Fond du Lac Ave For Lease

<b>Type</b>	Property For Lease	<b>Income Producing Farm</b>	No
<b>Listed in Addtl CM Type</b>		<b>Deeded Access</b>	No
<b>Primary Listing Number</b>		<b>Restrictive Covenant(s)</b>	No
		<b>Flood Plain</b>	No
<b>County</b>	Fond du Lac	<b>Industrial Park Name</b>	
<b>Tax Municipal Sub-Area</b>	Southeast Fond du Lac	<b>Business/Trade Name</b>	
<b>School-District</b>	Fond du Lac	<b>Total Units in Bldg</b>	
<b>Tax Net Amt</b>	\$1,714.00	<b>Total # of Buildings</b>	
<b>Tax Year</b>	2024	<b>Zoning</b>	C-2
<b>Tax ID</b>	FDL-15-17-14-42-324-00	<b>Net Leasable SQFT</b>	1,816
<b>Assessments Total</b>			
<b>Assessment Year</b>			
<b>Special Assessments</b>			
<b>Age Est (Pre2017)</b>		<b>CAM Annual Expense</b>	
<b>Year Built Est</b>	1983	<b>Utility Annual Expense</b>	
<b>Source-Year Built</b>	Assessor/Public Rec	<b>Insur Ann</b>	
		<b>NNN Annual Expense</b>	
		<b>Fin Avail</b>	No



Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	0.30	Assessor/Public Record	Building SQFT	1,816	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	
			Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Frontage	No		Est Showroom SQFT			Est Showroom Ceiling Hgt	
Water Body Name			Est Retail SQFT			Est Retail Ceiling Hgt	
Water Type							
Est Water Frontage			Door 1 Size	10X10	Loading Dock 1	No	Ceiling Height Min
# Public Restrooms		Amps/Phase	Door 2 Size	10X10	Loading Dock 2	No	Ceiling Height Max
# Private Restrooms		Parking	Door 3 Size	10X10	Loading Dock 3	No	
# Seating Capacity		OverHdDr	Door 4 Size		Loading Dock 4		
		3	Door 5 Size		Loading Dock 5		

**Directions** 9th St to Fond du Lac Ave, South to Address on Left

**Remarks** For Lease! 1816 Sq Ft Commercial Building in a Great Location formerly used as a car wash. It offers 3 drive through bays with 10X10 overheads doors and a mechanical room with plumbing that has space for an office and bathroom. There are plenty of parking spaces making this an ideal spot for automotive service or detailing with great visibility next to a successful gas station. Signage on the building is available and the starting rent is \$2,000/Month plus utilities for the building is As Is condition. Build to Suit is negotiable with approved lease terms. Call now for more details or to see the potential for your business!

**Inclusions** None.

**Exclusions** Seller's Personal Property

**COMMERCIAL TYPE** Automotive, Mini/Self Storage, Service

**LOCATION** Free Standing

**EXTERIOR MAIN BUILDING** Block, Concrete

**FOUNDATION** Slab

**LOWER LEVEL** None

**HEATING FUEL TYPE** Natural Gas

**HEATING/COOLING** No Cooling, No Heating

**WATER** Municipal Public Water

**WASTE** Municipal Sewer

**TRUCK DOOR HEIGHT** 8+ft-11ft

**TENANT PAYS** Air Conditioning, Electric, Heat, Water

**BUILDING PARKING** Onsite Parking, Paved, Street Parking

**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** 1  
**Electronic Consent** Yes  
**Licensee Int/Broker Own** No

**Selling Price**  
**Close Date**  
**Type Of Sale**  
**Financing Type**  
**Seller Allowance 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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