

Commercial 1226 OREGON Street Suite # City of Oshkosh  
 50320499 Active-No Offer OSHKOSH, WI 54901-6461

List Price \$279,900  
 Lease Price per SqFt.



Type For Sale Real Estate  
 Listed in Addtl CM Type  
 Primary Listing Number  
 County Winnebago  
 Tax Municipal Sub-Area Southeast Oshkosh  
 School-District Oshkosh Area  
 Tax Net Amt \$3,994.00  
 Tax Year 2024  
 Tax ID 03-03420000  
 Assessments Total  
 Assessment Year  
 Special Assessments  
 Age Est (Pre2017)  
 Year Built Est 1922  
 Source-Year Built Assessor/Public Rec  
 Income Producing Farm No  
 Deeded Access No  
 Restrictive Covenant(s) Unknown  
 Flood Plain No  
 Industrial Park Name  
 Business/Trade Name  
 Total Units in Bldg 1  
 Total # of Buildings 1  
 Zoning Commercial General  
 Net Leasable SQFT  
 CAM Annual Expense  
 Utility Annual Expense  
 Insur Ann  
 NNN Annual Expense  
 Fin Avail



| Description         | Data | Data Source            | Description            | Data  | Data Source            | Description               | Data |
|---------------------|------|------------------------|------------------------|-------|------------------------|---------------------------|------|
| Acres Est           | 0.23 | Assessor/Public Record | Building SQFT          | 1,023 | 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  | 1    | Amps/Phase             | Door 1 Size            |       | Loading Dock 1         | Ceiling Height Min        |      |
| # Private Restrooms | 0    | Parking                | Door 2 Size            |       | Loading Dock 2         | Ceiling Height Max        |      |
| # Seating Capacity  |      | OverHdDr               | Door 3 Size            |       | Loading Dock 3         |                           |      |
|                     |      |                        | Door 4 Size            |       | Loading Dock 4         |                           |      |
|                     |      |                        | Door 5 Size            |       | Loading Dock 5         |                           |      |

Directions Northeast corner of South Park Ave. and Oregon St.

Remarks Bring your ideas into this absolutely charming commercial property. Adorable building structured with a quaint atmosphere nicely located in the City of Oshkosh. Ample off street parking. Fenced patio area makes for a great sitting area or other outdoor activities. Appliances, equipment, work stations/tables, dining table and chairs, supplies, and all other business furnishings are not included in the sale but can be purchased separately. Central Mixed Zoning

Inclusions  
 Exclusions

COMMERCIAL TYPE Other-See Remarks  
 LOCATION Corner, Near Public Transport  
 EXTERIOR MAIN BUILDING Fiber Cement  
 FOUNDATION Slab  
 LOWER LEVEL None  
 HEATING FUEL TYPE Natural Gas  
 HEATING/COOLING Forced Air  
 WATER Municipal Public Water  
 WASTE Municipal Sewer  
 STORIES 1

SALE INCLUDES Real Estate  
 BUILDING PARKING Onsite Parking, Paved

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 110541



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

Listed by: 30690 110541 CMcP Realty, LLC  
 Co-Listed by:  
 Sold By:

Days On Market 4  
 Electronic Consent Yes  
 License Int/Broker Own No

**Farm Specific Data**

|               |            |                           |                             |                |
|---------------|------------|---------------------------|-----------------------------|----------------|
| Barn          | Main Barn  | Est Acreage-Total Farm    | FSA Aerial Map in Docs      |                |
| Outbuilding 1 | Outbid1Des | Est Perm Pasture Acres    | Soil Map in Assoc Docs      |                |
| Outbuilding 2 | Outbid2Des | Est Wooded Acres          | FarmlandPresv/WdlandTaxCred |                |
| Outbuilding 3 | Outbid3Des | Est Tillable Acres        |                             |                |
| Outbuilding 4 | Outbid4Des | Est Wetland Acres         | Primary Section #           |                |
| Outbuilding 5 | Outbid5Des | Com Base Acres (Yield)    |                             |                |
| Outbuilding 6 | Outbid6Des | Soybean Base Acre (Yield) |                             |                |
| Outbuilding 7 | Outbid7Des | CRP-Acres                 | CRP-Expiration              | CRP-Payment    |
| Outbuilding 8 | Outbid8Des | CRP-Acres                 | CRP-Expiration              | CRP-Payment    |
|               |            | Est Rented Acres          | Rented-Expiration           | Rented-Payment |

Misc Farm Details

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