

Price Reduction!

Colliers

For Sale

30 S Main St | Fond du Lac, WI 54935

Unique Redevelopment Opportunity **Class A Office Building**



Newly
Reduced
Price



Prime
Downtown
Location



Flexible
Use
Redevelopment



Residential
Redevelopment
Opportunity



Abundant
Parking
Available

Contact Us

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**Call 920.913.7355
for more Information**



For Sale

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Unique Redevelopment Opportunity

Details & Features

Building Size	76,086 SF
Lot Size	0.77 Acres
Year Built	1981
Zoning	Commercial
Sale Price	\$2,300,000 \$1,600,000

This centrally located property allows for a variety of unique opportunities and uses that have the potential to elevate the community. It's a fantastic opportunity to own the trophy building in downtown Fond du Lac. The Class A office building is in pristine condition, and offers an amazing open floor plan and abundant parking in the attached ramp. This property is perfect for large office users, call centers, or possible redevelopment for residential.

Highlights

- Opportunity Zone
- Qualified Census Tract
- Motivated Seller who is open to flexible terms: Installment sale, land contract, other creative uses and purchase options.



Location Overview

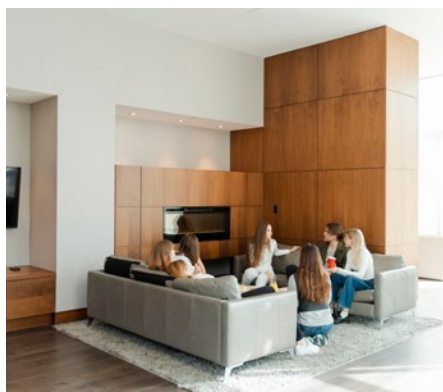
30 S Main St | Fond du Lac, WI 54935

This centrally located property in downtown Fond du Lac allows for a variety of unique opportunities, being near roads with high traffic counts and visibility, central locations of interest and ideal parking.

Possible Redevelopment Opportunities



Large Office Users
or Call Center



Multifamily or
Apartments



Medical
Offices

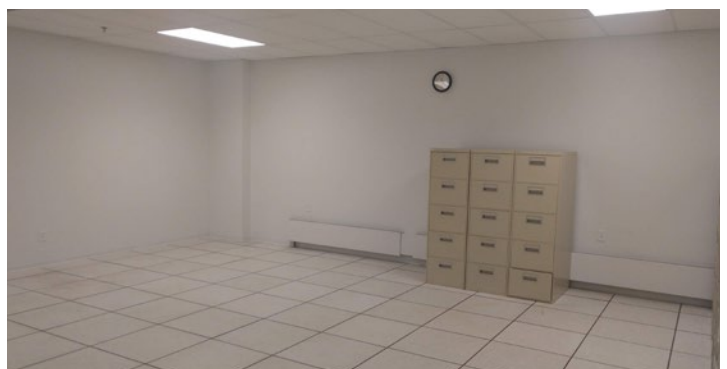
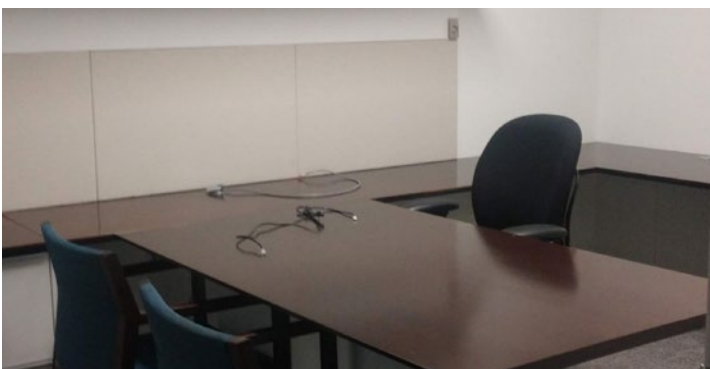
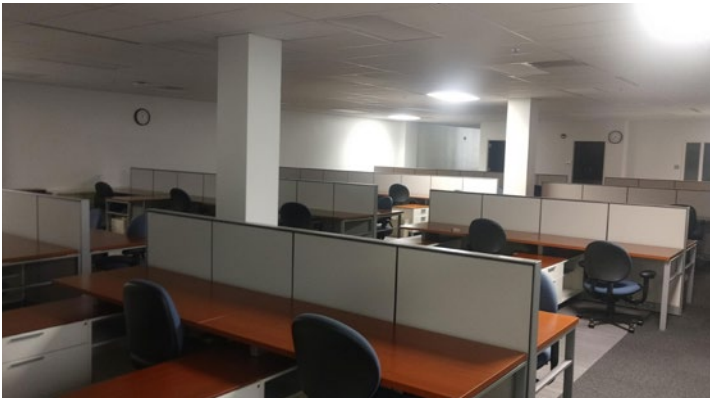
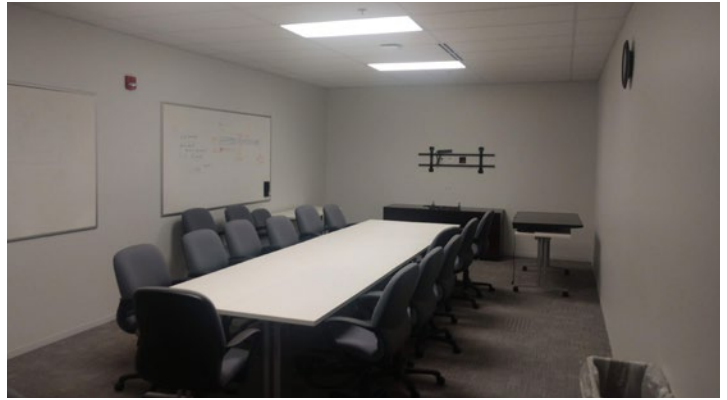
Parking Ramp



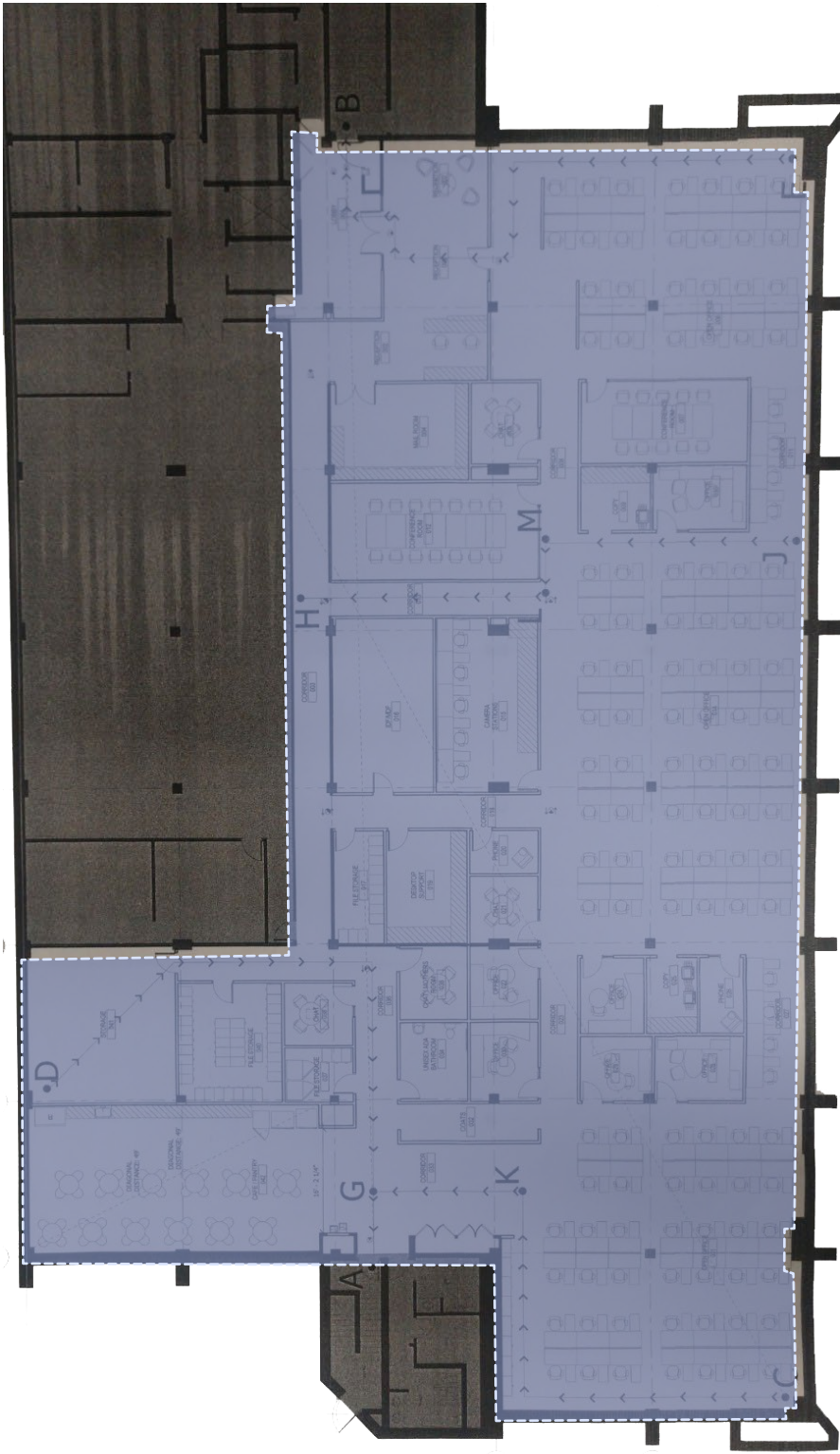
Parking:

- Lot 14 - 439 Spaces
- Downtown employees and frequent visitors find parking permits to be cost effective & convenient.
- Permits can be purchased at the Fond du Lac City/County Government Center, 160 South Macy Street or (920) 322-3460.

Interior Photos



Floor Plan



Area Amenities & Demographics



Nearby Amenities

Retailers

- Big Lots
- Hobby Lobby
- Jo-Ann Fabric and Crafts
- Kohl's
- Menard's
- T.J. Maxx
- Target
- Walgreens
- Walmart

Restaurants

- Buffalo Wild Wings
- Cousins Subs
- Dairy Queen
- Jimmy John's
- Little Caesars

- Noodles & Company
- Panda Express
- Panera Bread
- Papa John's
- Papa Murphy's
- Pizza Hut
- SUBWAY

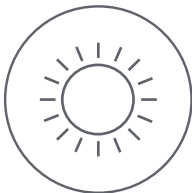
Lodging

- Comfort Inn
- Days Inn
- Fairfield Inn & Suites by Marriott
- Hampton Inn
- Holiday Inn Express
- Motel 6
- Radisson



Population

1 mi: 16,979
3 mi: 47,703
5 mi: 59,252



Daily Population

1 mi: 18,204
3 mi: 55,022
5 mi: 63,249



Households

1 mi: 6,994
3 mi: 20,578
5 mi: 25,000



Household Income

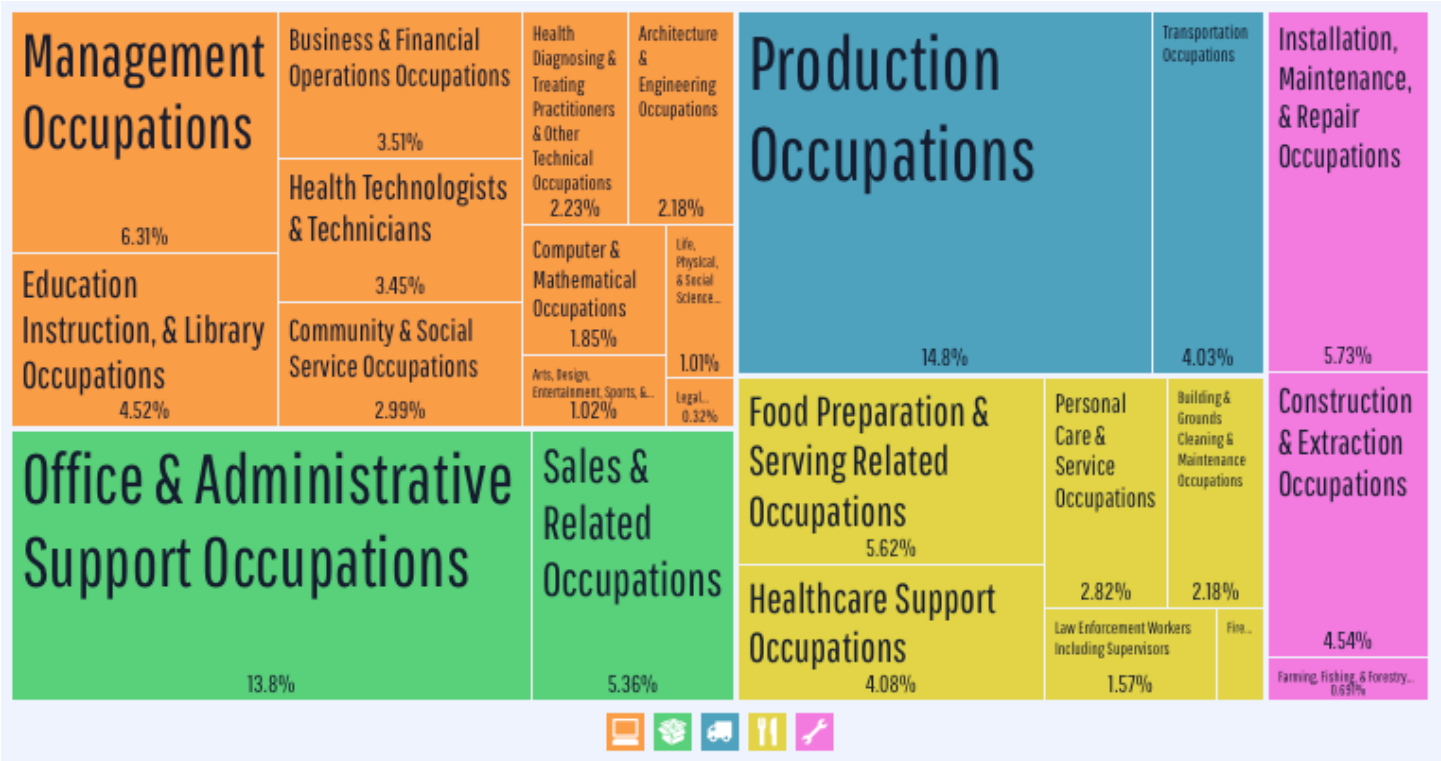
1 mi: \$54,050
3 mi: \$60,991
5 mi: \$64,549

Area Demographics | Continued

Employment

2022 Occupations

This chart illustrates the share breakdown of the primary jobs held by residents of Fond du Lac, WI.



The most common job groups, by number of people living in Fond du Lac, WI, are Production Occupations (3,227 people), **Office & Administrative Support Occupations** (3,013 people), and Management Occupations (1,378 people).

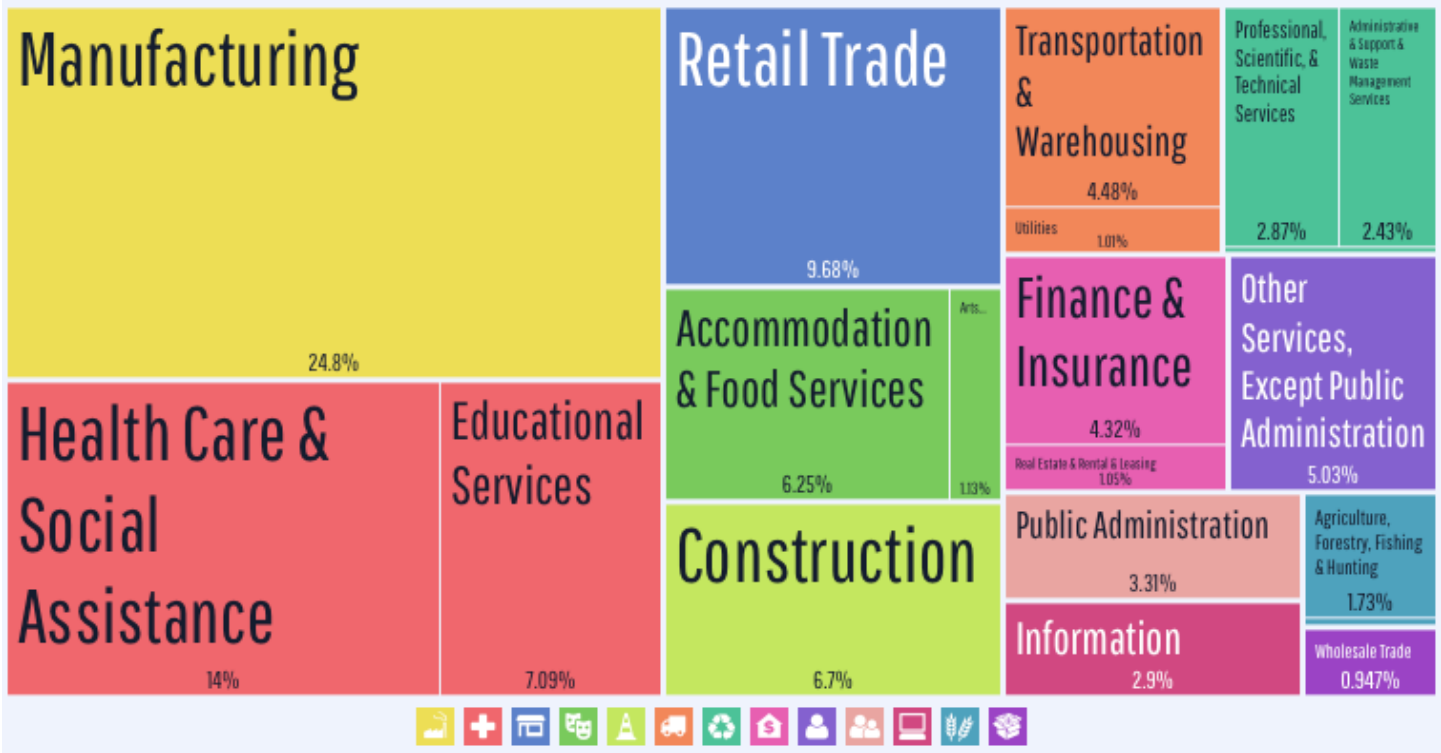
Data from the Census Bureau ACS 5-year Estimate.

Area Demographics | Continued

Employment

2022 Industries | 21,855 workers

This chart shows the share breakdown of the primary industries for residents of Fond du Lac, WI, though some of these residents may live in Fond du Lac, WI and work somewhere else. Census data is tagged to a residential address, not a work address.



The most common employment sectors for those who live in Fond du Lac, WI, are Manufacturing (5,423 people), Health Care & Social Assistance (3,055 people), and Retail Trade (2,116 people).

Data from the Census Bureau ACS 5-year Estimate.



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State Of Wisconsin | 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 statement:

Broker 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. The 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 with 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 to 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 and 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 section 452.01 (5g) of the Wisconsin Statutes.
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, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

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.)

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.

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/>

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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