



*Investment Opportunity*

# Office Building For Sale

464-476 S Hickory Street | Fond du Lac, WI 54935

**Net Lease Investment Opportunity**

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# Property Information

## *Net Lease Investment Opportunity*

464-476 S Hickory Street | Fond du Lac, WI 54935

Multi-tenant office/medical building For Sale in Fond du Lac with existing leases in place. Building is located in an area with strong traffic counts, and great access to both the city and Interstate 41. Property provides ample parking tenants and guests as well as large private offices in each suite.

## *Asking Price \$750,000*

<b>Building Size</b>	6,565 RSF
<b>Year Built</b>	2003
<b>Lot Size</b>	0.68 Acres
<b>Parcel Number</b>	FDL-15-17-16-41-041-00
<b>Zoning</b>	B-4
<b>Parking</b>	Ample
<b>Tenancy</b>	Multi
<b>2023 Taxes</b>	\$17,415



# Site Aerial



## **I-41 Access**

2 Minutes, 0.9 Miles

## **Highway 151**

5 Minutes, 2.9 Miles

## **Highway 23**

4 Minutes, 1.3 Miles

## **Highway 45**

6 Minutes, 2.9 Miles



## **Fond du Lac Airport**

5 Minutes, 2.2 Miles

## **General Mitchell Airport**

1 Hour 6 Minutes, 72.1 Miles



## **Downtown Fond du Lac**

4 Minutes, 1 Mile

## **Appleton**

41 Minutes, 41.9 Miles

## **Milwaukee**

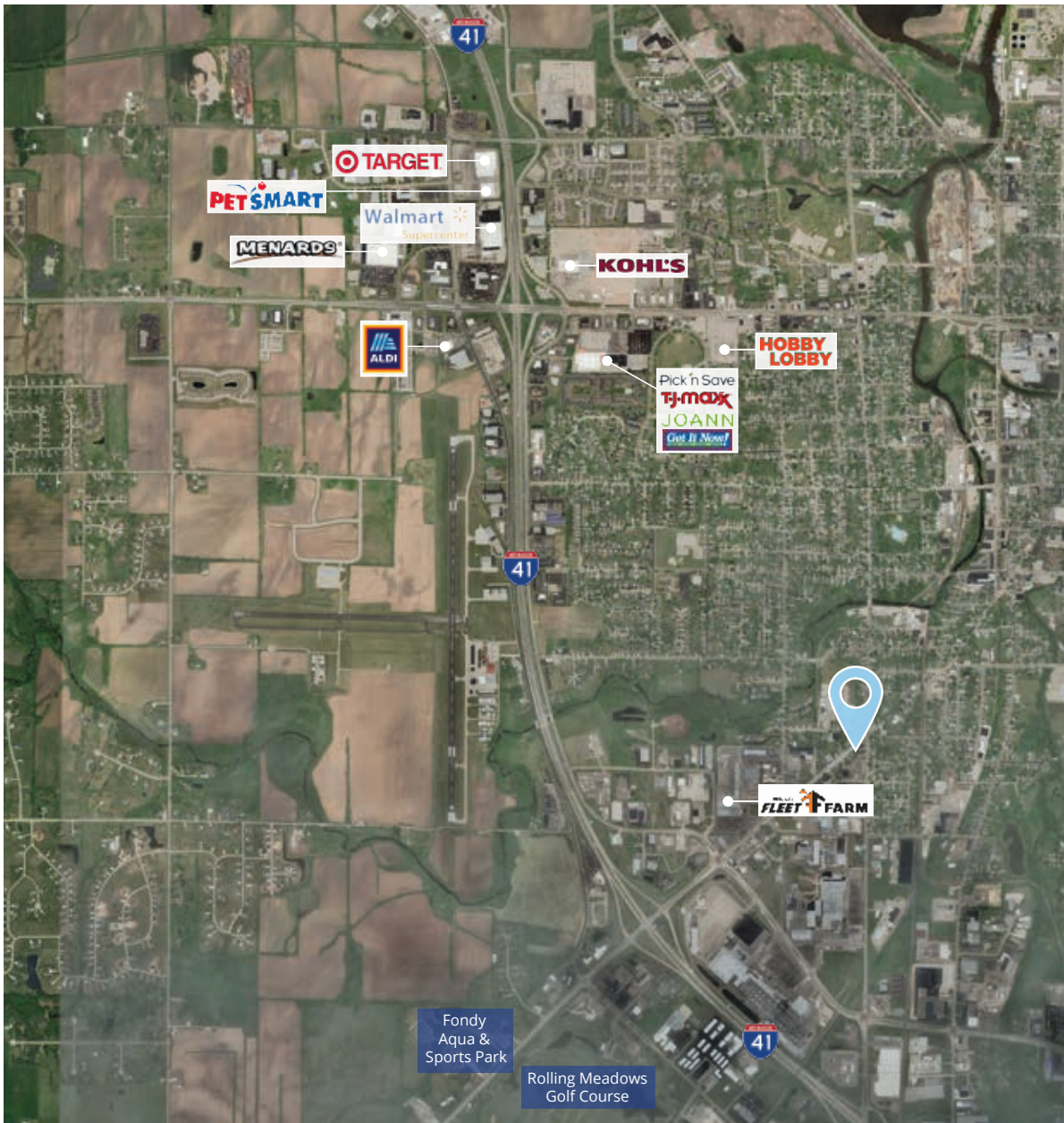
1 Hour, 66.2 Miles



# Submarket Overview

## Demographics

5 Mile Radius of Site



Population

58,826

2026 Projected Population

59,029

Daily Population

62,800

Households

48,817

Household Income

\$64,358

Total Employees

29,964

# Why choose Greater Fond du Lac?

## *Centrally located to Milwaukee, Chicago and Minneapolis*

I-41 Chicago to Green Bay  
US 151 connector between I-41 and Madison  
Wisconsin 23 connector between I-41 and I-43  
Canadian National Railroad Service

8

### *Industrial/Business Parks*

with full services ready for development

190+

### *Higher Education Institutions*

located within 1 hour

## *Best Annualized Job Growth Rate*

compared to comparable Wisconsin metro markets

## *Ranked 1st in the Nation for Income Equality*

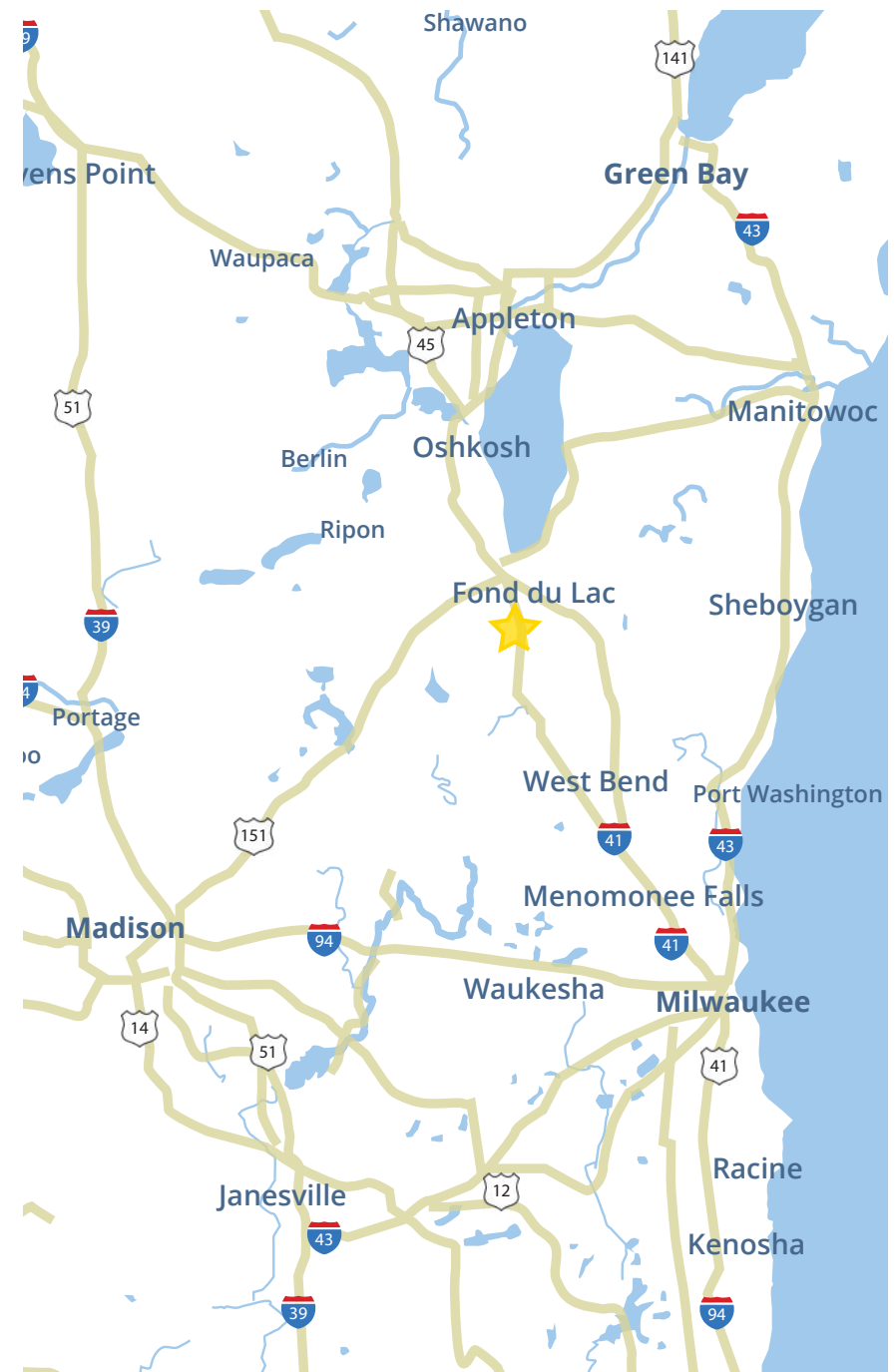
## *Home to Major R&D/Innovation and Engineering Centers*

Mercury Marine  
Wells Vehicle Electronics  
Grande Cheese  
Alliance Laundry Systems

About **60%** of the workforce can drive to work in **20 minutes** or less

Fond du Lac County's cost of living is **3.3%** below the national average

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# Financial Overview

<b>Tenant Revenue</b>	<b>Rent</b>	<b>Expenses</b>
<i>*Average of 2022-2023</i>		
<b>Total Monthly Rent (Gross)</b>	<b>\$7,724.50</b>	
<b>Total Annual Rent (Gross)</b>	<b>\$92,694.00</b>	
<b>Operating Expenses</b>		
<i>*based on a 2-year average</i>		
Utilities		\$1,423
Garbage		\$1,808
Water		\$736
Snow/Lawn		\$3,941
Insurance		\$1,875
Maintenance		\$1,675
Taxes		\$17,415
<b>Total Expenses</b>		<b>\$28,873</b>
<b>Net Operating Income</b>	<b>\$63,821</b>	
<b>Cap Rate based on \$750,000</b>	<b>8.5%</b>	



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