

PROPERTY OVERVIEW

A. MEDICAL OFFICE BUILDING

Building Size:	13,574 SF
Year Built:	1997
Parking:	48 Surface Spaces
Lot Size:	1.452 Acres
Zoning:	I-1 Institutional District

B. SINGLE FAMILY HOUSE

Address:	3135 Shore Drive
Building Size:	1,680 SF
Year Built:	1975
Lot Size:	0.432 Acres
Zoning:	I-1 Institutional District

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Mike Keane
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FEATURES

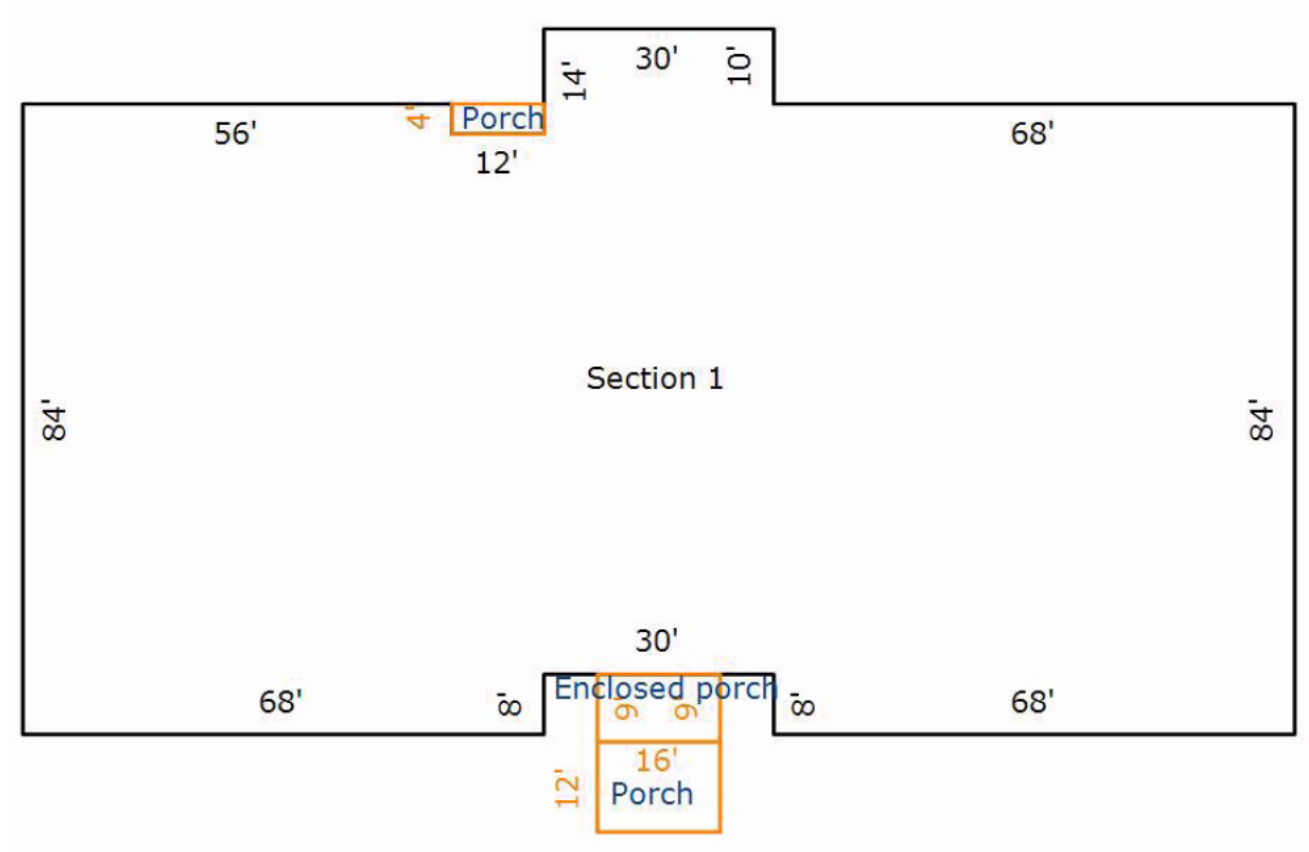
- Combined 1.88 acres of land
- Monument signage at a prime intersection
- Value-add potential
- Located less than 1.5 miles east of the new 335,000 SF Aurora Medical Center – Bay Area Hospital Campus
- Near the University of Wisconsin Green Bay | Marinette Campus
- Multiple Access points to University Drive and Shore Drive

ECONOMICS

Tax Key Numbers:	251-01431.001 & 251-01435.000
Assessed Value:	\$1,416,800 (Combined)
Taxes (2022):	\$32,629.66 (Combined)
SALE PRICE:	\$425,000

731 N. Jackson Street
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MEDICAL OFFICE BUILDING
SKETCH



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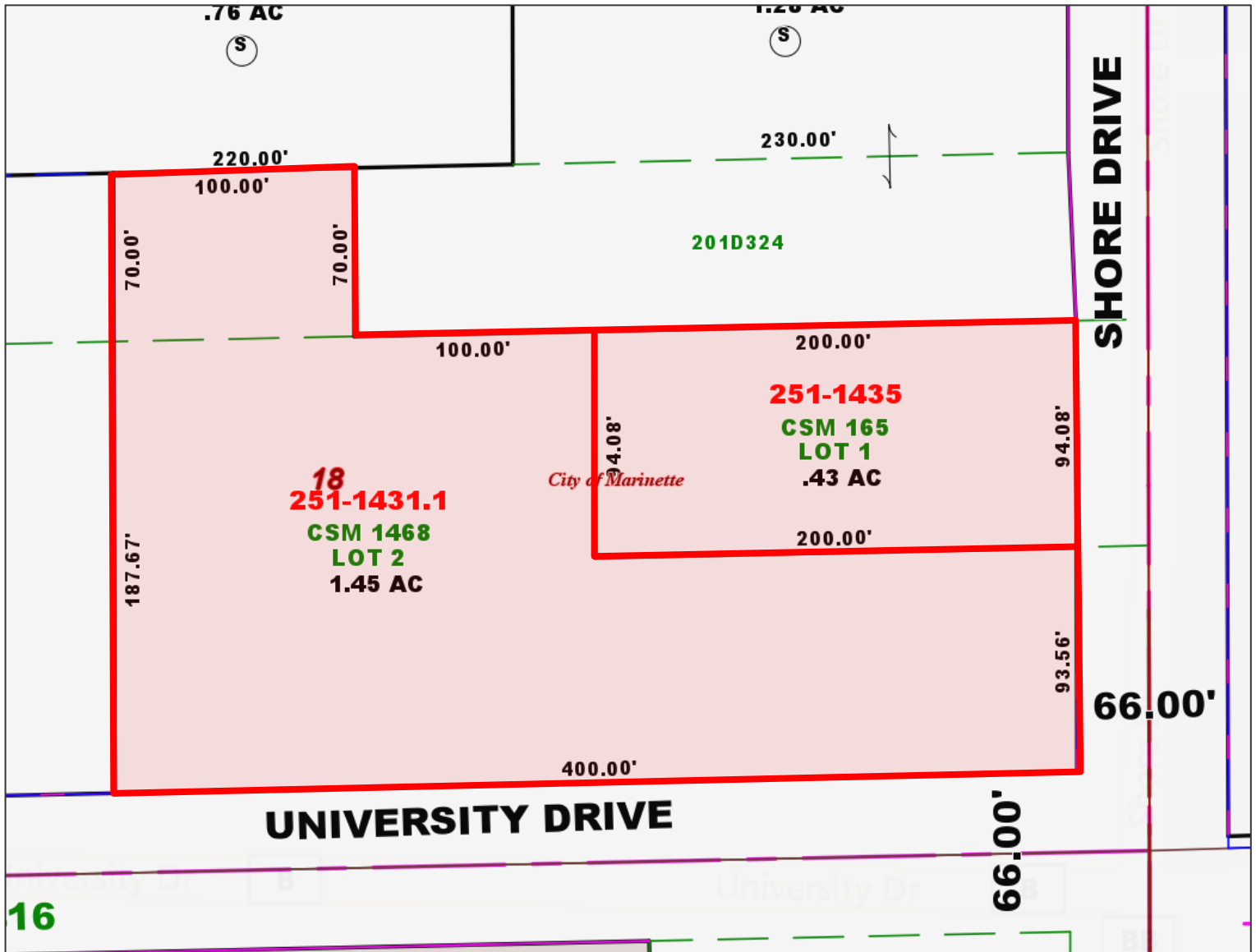
FOR SALE

MEDICAL OFFICE BUILDING

1106 University Drive

Marinette, WI 54143

PLAT MAP



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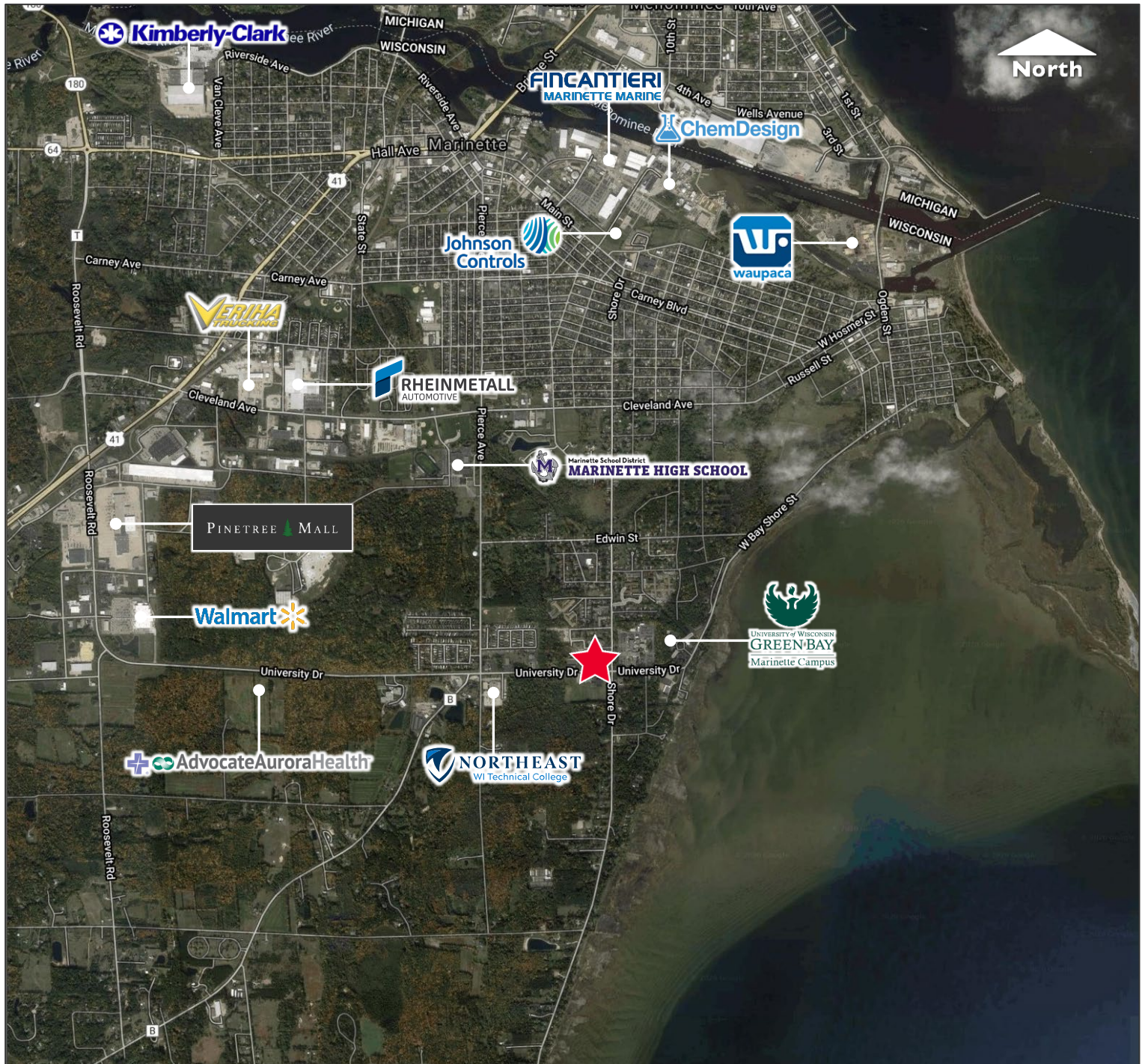
FOR SALE

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AERIAL MAP



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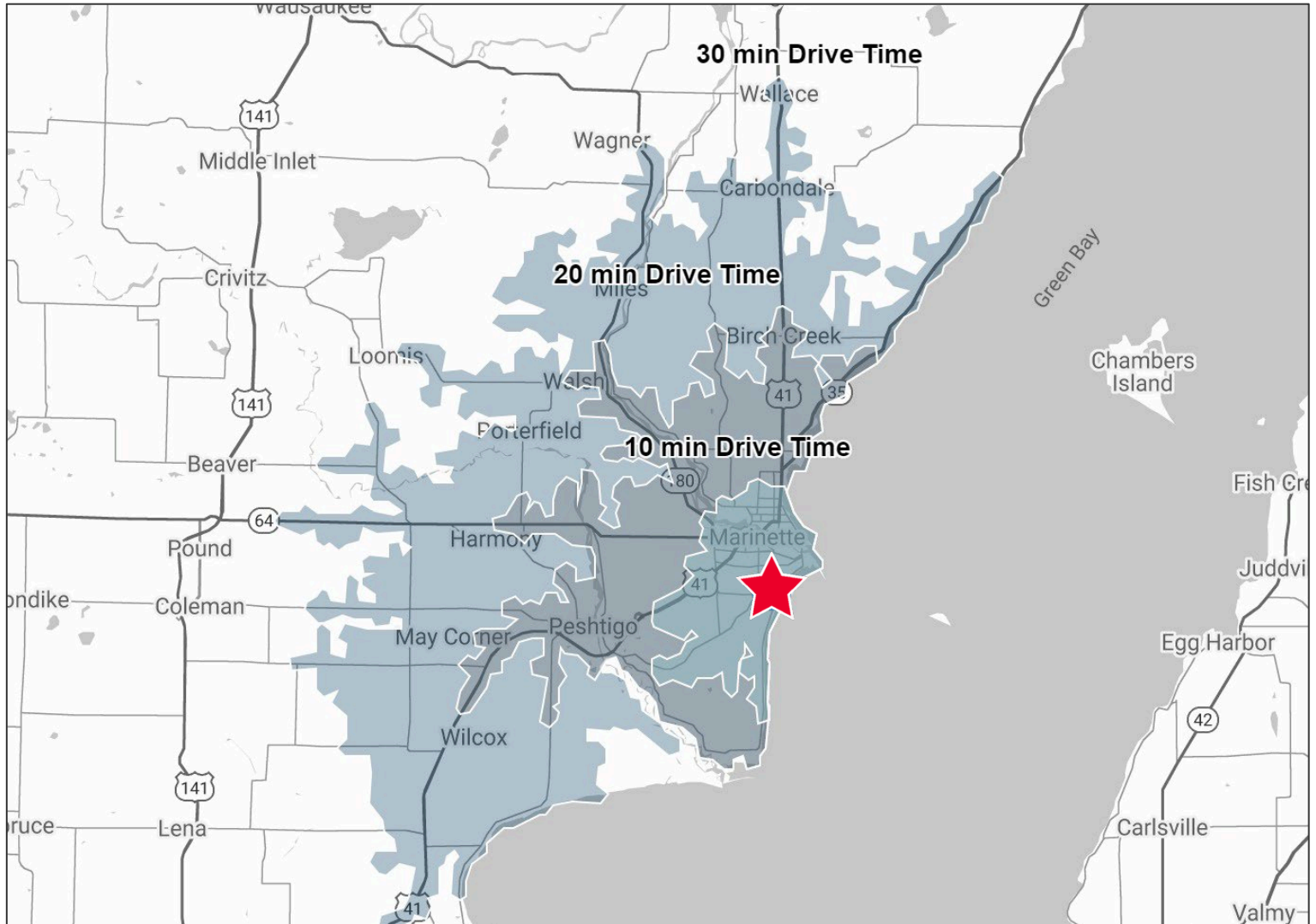
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DEMOGRAPHICS



POPULATION

ESTIMATED POPULATION (2022)

MEDIAN AGE

10 MINUTES

18,743

43.3

20 MINUTES

29,717

44.7

30 MINUTES

35,096

45.2

HOUSEHOLDS

ESTIMATED HOUSEHOLDS (2022)

ESTIMATED AVERAGE HOUSEHOLD INCOME

10 MINUTES

8,368

\$70,384

20 MINUTES

13,251

\$73,016

30 MINUTES

15,585

\$73,725

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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:

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. A 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:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) 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 of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals, other property held by the Firm or its Agents.
- (g) 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 or 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below).
 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. At a later time, you may also provide the Firm or 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.

NOTICE ABOUT SEX OFFENDER REGISTRY

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://www.doc.wi.gov> or by telephone at 608-240-5830.