For Sale/Lease
INVESTMENT PROPERTY
$1,699,000

HILGENBERG REALTY

Real Estate Solutions Since 1963
920-435-2002

1800 W. Mason Street • Green Bay, WI 54303

Property Features

- Multi-Tenant Office/Medical/Retail Building Divided into 3 Units.
- Available For Lease:
  4,086 SF Suite w/overhead door
  2,700 SF Suite
- Located in a Busy Retail Corridor
- Ample Parking with 70+ stalls
- Signage / Pylon Available
- Easy Access to I-41 and All Area Highways

Offering Details

- Building Size: 11,000 SF
- Site Size: 1.401 Acres

- Sale Price: $1,699,000
- Lease Rate: $13.75/Month NNN
- CAM: $3.52/SF Est.
- Lease Term: Minimum 36 Months

- Zoning: G2- Commercial
- Municipality: City of Green Bay
- R/E Taxes 2024: $22,211.54

DEMOGRAPHICS	2024 / 2029		
	5 MILES	10 MILES	15 MILES
MEDIAN HH INCOME	$66,223/ $75,719	$74,375/ $82,893	$76,466 / $85,419
POPULATION	117,303 / 119,378	248,085/ 251,454	288,469/ 292,200

Offered By
Paul Hamachek, CCIM
HILGENBERG REALTY, LLC
1620 S. Ashland Avenue, Green Bay, WI 54304
920.435.2002 / Office
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The information included in this advertising packet has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors, You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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PICTURES

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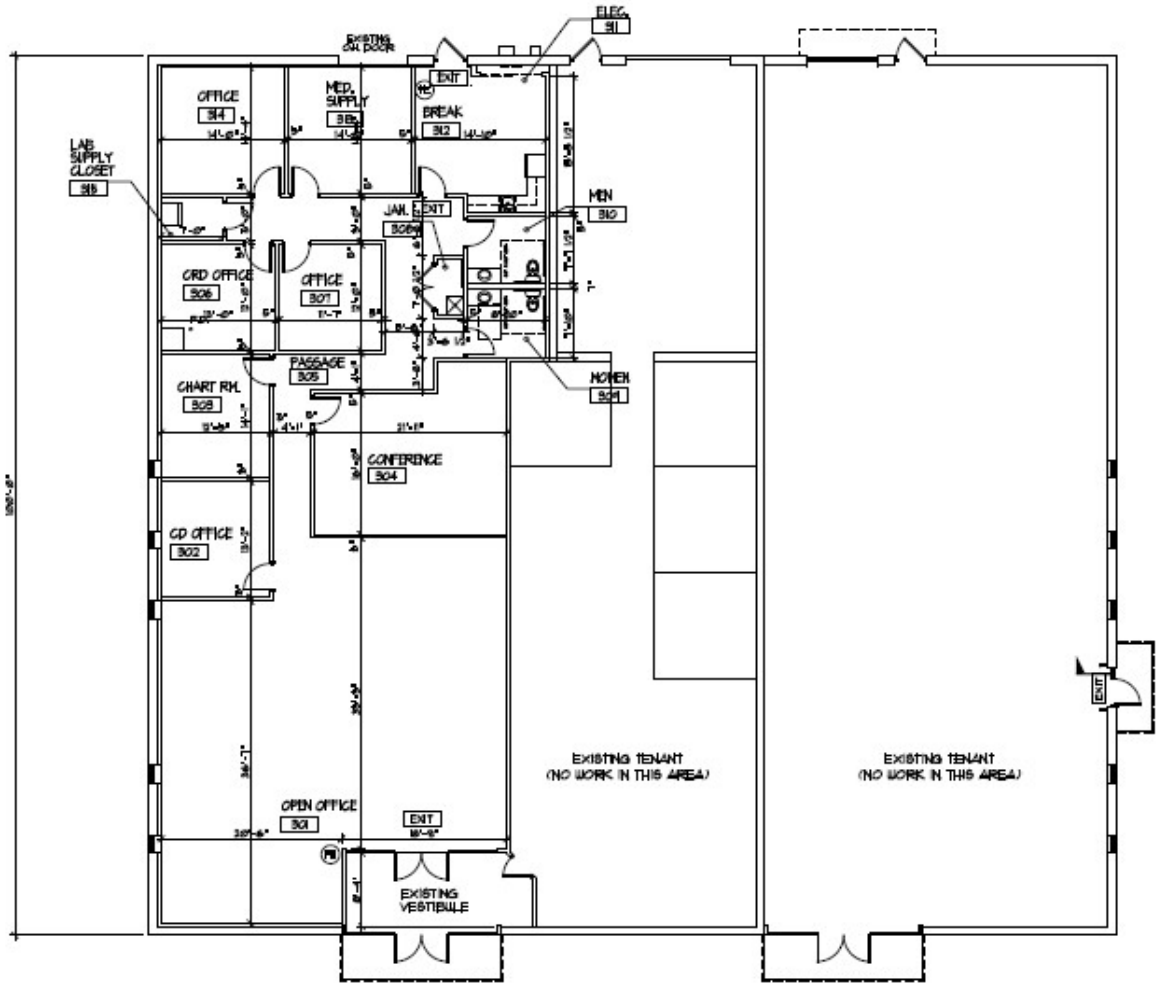
FLOOR PLAN



FLOOR PLAN
1/8" = 1'-0"
NORTH

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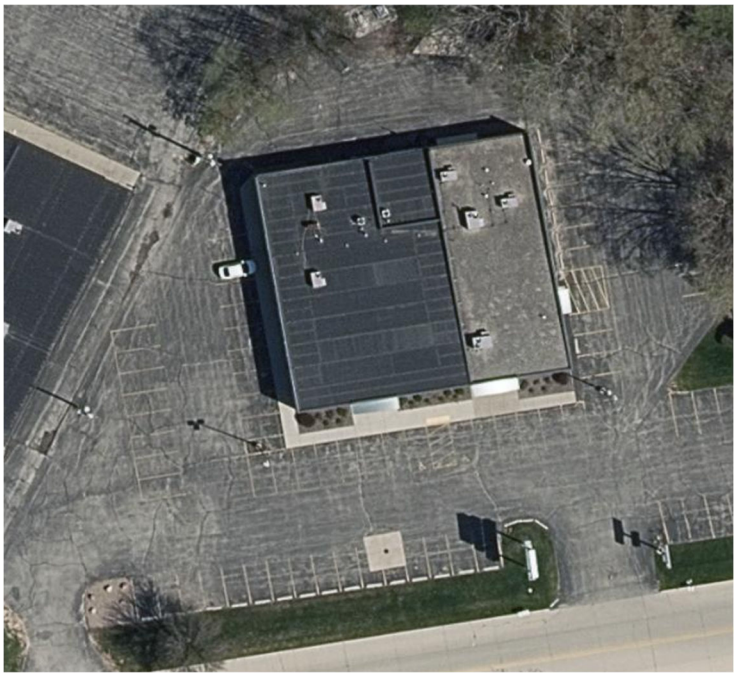
NEIGHBORHOOD, TRAFFIC COUNTS & SITE AERIAL



WISCONSIN DOT DAILY TRAFFIC COUNTS

18,600 at Mason Street

12,300 at East Mason Street Frontage

29,300 at Interstate 41

*Results from 1/17/2024

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Disclosure

Non-Residential Customers
STATE OF WISCONSIN BROKER DISCLOSURE

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective 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 Hilgenberg Realty, LLC (the "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 (the "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 within 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 of 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 brokerages 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:

- Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes.
- 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 or its Agents by other means. 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 section 452.01(5g) of the Wisconsin Statutes 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 section 452.01(1e) of the Wisconsin Statutes 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 intended to meet their 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 Wisconsin Department of Corrections on the internet at http://www.doc.wi.gov or by telephone at 608-240-5830.

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