



COMMERCIAL CONDO FOR SALE

PROPERTY TYPE: MEDICAL OFFICE
YEAR BUILT: 2003
BUILDING CLASS: A
TENANCY: SINGLE
NO. STORIES: 2



180 KNIGHTS Way #2, FOND DU LAC, WI 54935

MAJOR PRICE REDUCTION \$129 per sq. ft.! State-of-the-art C.D. Smith constructed medical office facility located near Highways 151 & 41 in Fond du Lac, close to SSM Health, Grande Cheese Headquarters, and Society Insurance. Formerly occupied by Fox Valley Wellness & Forum Health, this contemporary space features an attractive entrance, welcoming waiting room with fireplace and large windows, multiple private offices, 5 restrooms, conference room, and kitchenette. Flexible floor plan allows for two units (approx. 1,500 & 6,000 sq ft). Ideal for medical, wellness, corporate, IT, therapy, education, and more. Owner-user opportunity with possible partial seller financing to qualified buyers. Contact us today for additional details or to schedule a private showing.

8,064 SQFT UNIT

1.38 ACRES LOT SIZE

2 UNITS IN BUILDING

OFFERED AT
\$1,040,256



Rianon Jaeger
Real Estate Agent

920-933-0947
rianon.jaeger@firstweber.com
rianon.jaeger@firstweber.com



Walt Sinisi
Senior Broker

(920)251-2229
sinisiw@firstweber.com
waltsinisi.firstweber.com

FOND DU LAC MEDICAL/OFFICE CONDO

Address:

180 Knights Way #2
Fond du Lac, WI 54935

Property Details:

- Former site of Forum Health
- Can be split into smaller units
- Located near the intersection of HWY 41 & HWY 151 off of Camelot Drive

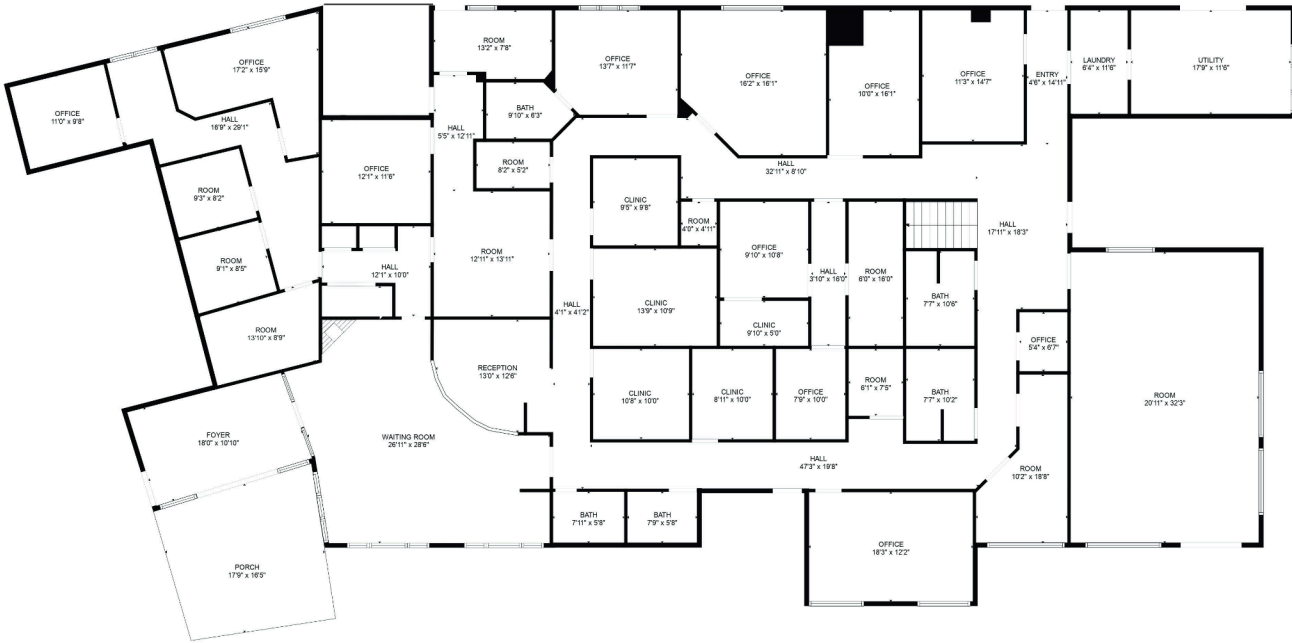
Area Businesses:





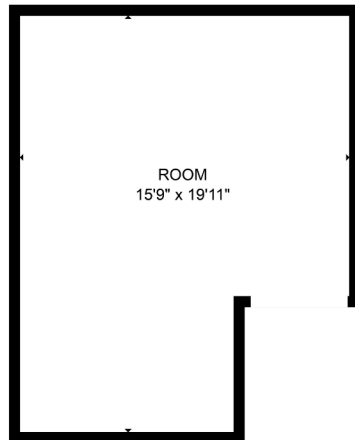


Main Level



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Upper Level



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

BROKER DISCLOSURE TO 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:

- 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 (see lines 57-66).
- 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 (see lines 24-40).
- 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 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 lines 50-58).
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 (see lines 36-40). 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.)

THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY AN AGENT ASSOCIATED WITH A LISTING FIRM OR A WITH SUBAGENT FIRM PROVIDING BROKERAGE SERVICES TO A BUYER OR TENANT.

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. No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

DEFINITIONS

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