



For Sale Or Lease

1900 Woodland Drive
Manitowoc, WI 54220

OFFERING MEMORANDUM
Office for Medical Use or Repurpose
MANITOWOC, WI



FOR SALE OR LEASE
1900 Woodland Drive

This expansive, well-maintained property has numerous possibilities offering 22,605 sf of versatile space located on 7.68 acres of land along Highway 42 and beautiful Lake Michigan. Being zoned Commercial (C1) opens the doors to many different uses. This opportunity also included two additional adjacent parcels zoned Single-and-Two-Family & Multi-family (R-4 & R-6). The three interconnected buildings makes it conducive for one user or multiple tenants. The building previously held a medical clinic leaving this turnkey healthcare haven ready to be unlocked.

SELLER FINANCING AVAILABLE. Ask for details.

Offering Summary

Sale Price:	\$1,300,000
Number of Connected Units:	3
Years Built:	1990/1995/1997
Lease Type:	NNN
Lease Rate:	\$9.50/sf/yr
NNN Expenses:	\$2.21/sf/yr
Lot Size:	+/- 7.68 Acres
Building Size:	+/- 22,605 SF
Price Per Square Foot:	\$57.51
Zoned:	C-1, R-6 & R-4
Parking:	128 spaces w/in 2 lots
Total Property Taxes for 2023	\$9,731.28

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Property Highlights

- Within close proximity to residential neighborhoods
- A short 7-minute drive to downtown Manitowoc and 30 minutes to Green Bay
- Easy access to Interstate 43 that runs North/South from Chicago to Milwaukee to Manitowoc to Green Bay
- Enclosed courtyard with benches and tables
- Two main lobbies
- Includes break-rooms, classrooms, and executive offices
- Four alarmed doors for security access
- Each building sec on (total of three) have separate HVAC, water heaters, and electrical systems
- Building supplied with Phase 208 Volt electrical panels
- Plumbing hook ups to many of the rooms
- Vaulted ceilings
- Ample parking in north and south parking lots
- Many uses available for C:1 Commercial District zoning
- Includes parcels with R-4: Single Family District and R-6: Multi-Family District zoning
- Opportunity to create additional income with two residential parcels
- Connected to city sewer and water
- Three access points: 45th Street, Horseshoe Drive, and Memorial Drive
- Signage along Hwy 42 and on 45th Street



**Zoned Commercial which opens the doors to many different uses
(some may require a conditional use permit - check with the city to verify)**

- Medical clinics Dental clinics
- Chiropractic clinics
- Optical clinics
- Mental health clinics
- Physical therapy clinics
- Veterinarian clinic & Animal hospital
- Medispa (clinical or resort)
- Continuing care communities /Assisted living facilities / Skilled nursing facilities / Retirement housing
- Transitional housing
- Retail stores
- Hotel or motel
- Health service establishments
- Restaurants/Bakeries
- Schools / Churches
- Certain Laboratories
- Pharmaceuticals
- Beauty/tanning salon
- Funeral Home
- Contracting services
- Daycare (adult/child)



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Office for Medical Use or Repurpose
Exterior Photos



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Interior Photos



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FOR SALE OR LEASE
Office for Medical Use or Repurpose
Floor Plan



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Office for Medical Use or Repurpose
Aerial View



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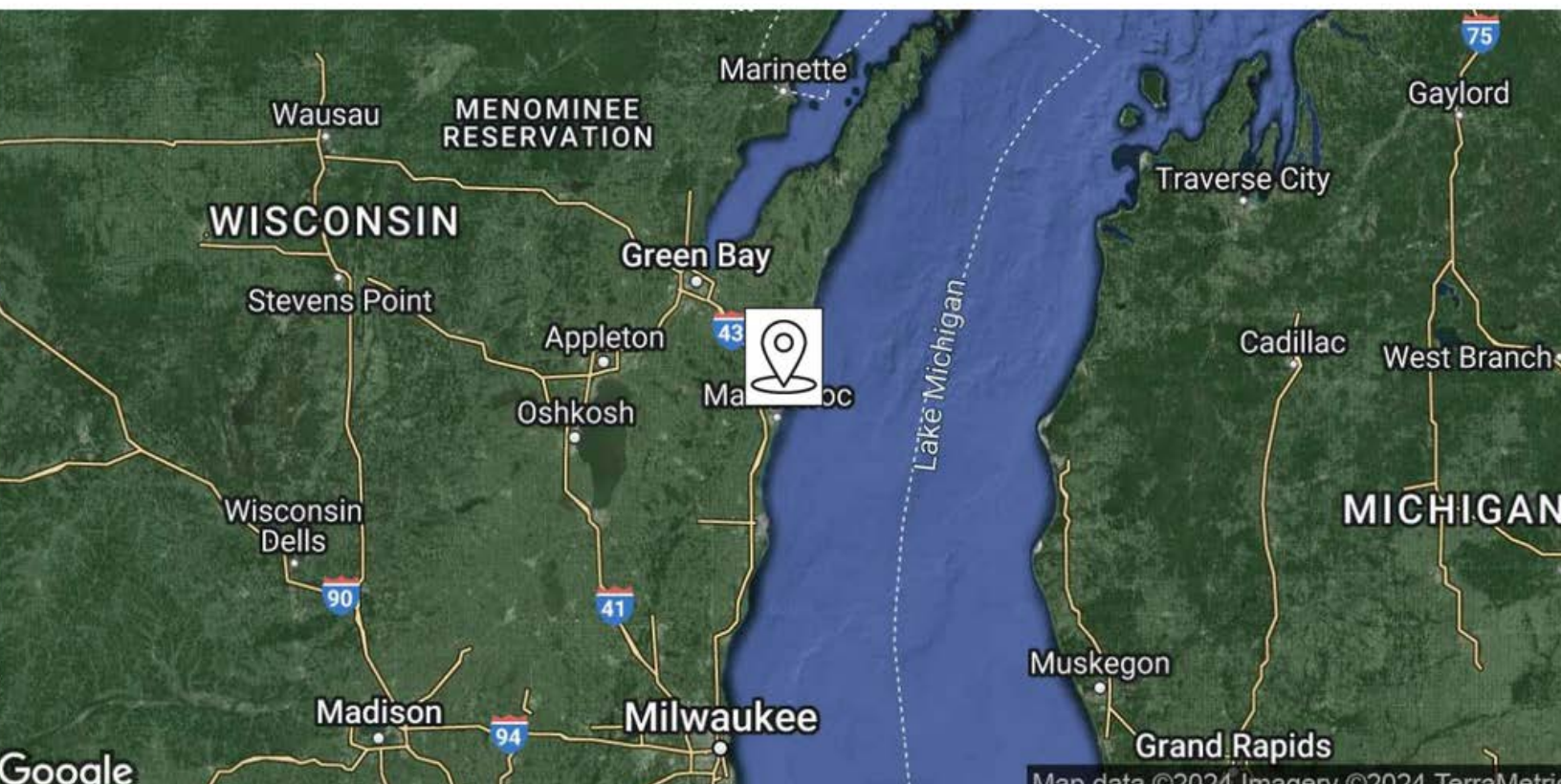
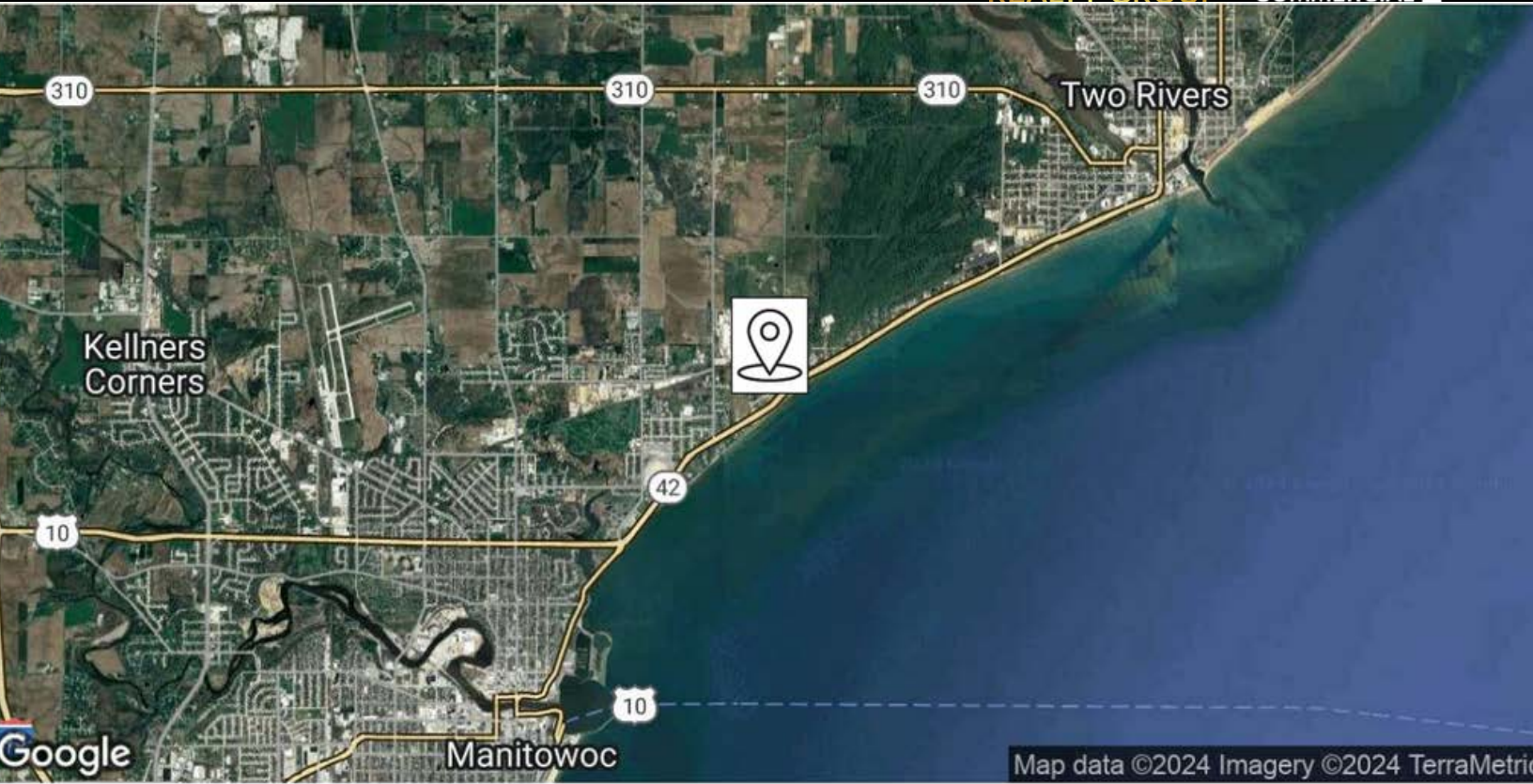
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Retailer Map



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FOR SALE OR LEASE
Office for Medical Use or Repurpose
Location Maps



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FOR SALE OR LEASE
Office for Medical Use or Repurpose
The City of Manitowoc, WI



Manitowoc, Wisconsin

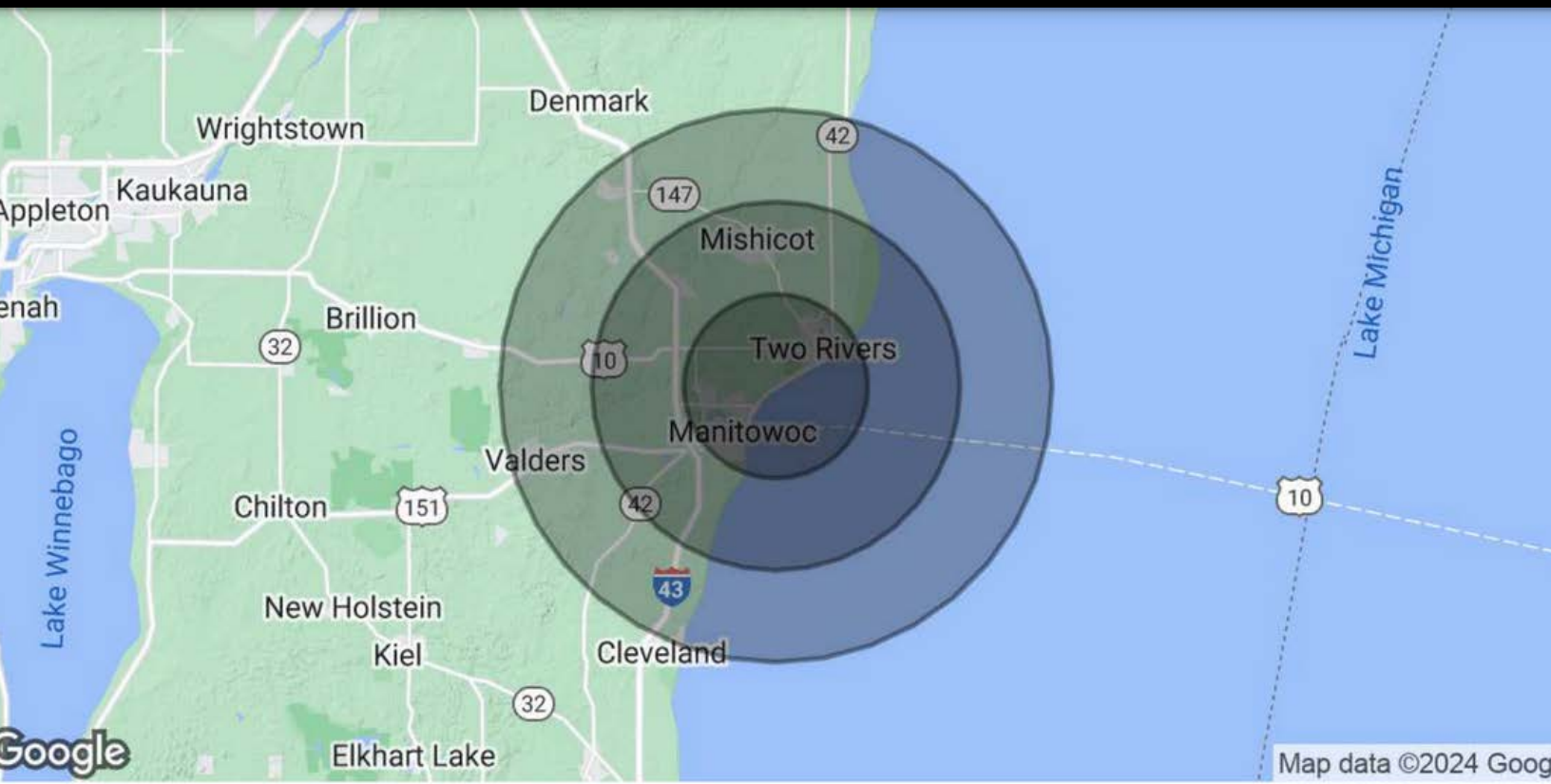
Located directly along the shores of Lake Michigan, Manitowoc and Two Rivers are neighboring cities with much to offer visitors and residents alike. Here you can discover beautiful coastlines, delicious restaurants, extensive outdoor recreation, a growing arts scene, a bursting calendar of festivals and events and breathtaking surroundings. Residents and visitors enjoy the many spacious beaches along the Lake Michigan shoreline.

In many ways, Manitowoc and Two Rivers are known for and defined by the water. Wisconsin's Maritime Capital, Manitowoc, boasts a rich shipbuilding history which remains a key piece of the city's persona today. Manitowoc remains a working port, and companies like Burger Boat continue to produce custom yachts over 150 years later. With an expansive Great Lake and the Manitowoc River, there is no shortage of water for industry, recreation, exploration and education.

Manitowoc is 35 miles south of Green Bay and 74 miles north of Milwaukee County. Interstate 43 runs north/south and connects Milwaukee to Manitowoc to Green Bay. Austin Straubel International Airport, located in Green Bay, is 43 miles away. Appleton International Airport is 53 miles and Milwaukee Mitchell International airport is 94 miles.

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Demographics



Population	5 Miles	10 Miles	15 Miles
Total Population	42,896	54,838	65,679
Average Age	44.7	45.4	45.3
Average Age (Male)	43.1	43.9	44.0
Average Age (Female)	46.1	46.7	46.4
Households & Income	5 Miles	10 Miles	15 Miles
Total Households	21,424	26,753	31,475
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$59,325	\$62,264	\$64,299
Average House Value	\$115,557	\$126,870	\$134,209

* Demographic data derived from 2020 ACS - US Census

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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

eXp Realty
Effective July 1, 2016

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <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.
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Drafted by Attorney Debra Peterson Conrad

Disclaimer



eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate (“Affiliate”) of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, “eXp”). eXp and the reported owner(s) (“Owner(s)”) of the property referenced herein (“Property”) present this Confidential Offering Memorandum (“Memorandum”) to assist the recipient(s) (“You” or “Your”) in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent.

The information in this Memorandum has been obtained from sources believed to be reliable, however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein. It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You.

Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment. eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or noninfringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder’s fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at legal@exprealty.net. The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner’s obligations therein have been fully satisfied or waived. The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.