

Colliers



## Medical Office Building For Sale

1186 Appleton Road  
Menasha, WI 54952



+/- 6,742 SF Building  
In the Heart of Fox Valley



High-Image Medical  
Office Facility



Private Access &  
Oversized Parking Lot

*Contact Us:*

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# Property Overview

1186 Appleton Road, Menasha, WI

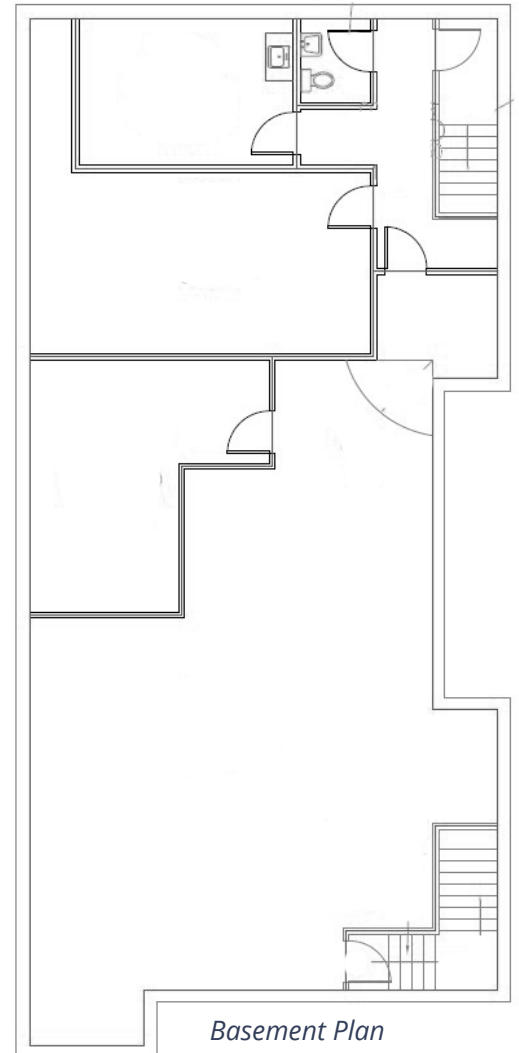
## Property Specifics

Address:	1186 Appleton Road, Menasha, WI Village of Fox Crossing
Parcel ID(s):	121-2274, 121-2275, 121-2276 121-2277, 121-2278
County:	Winnebago
Total Parcel Size:	1.15 Acres
Building Size:	+/- 6,742 SF
Zoning:	B-3 (Regional Business District)
Parking:	Ample surface spaces along two-lots
2024 Taxes:	\$15,020
Asking Price:	\$750,000

- Great location on high traffic street with access to the property on several sides
- Oversized parking lot
- Perfect opportunity for existing Medical Office user or potential redevelopment site
- Building has a nice open layout that would be ideal for remodel



First Floor Plan



Basement Plan

# Location Overview

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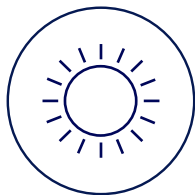


## Area Demographics 1,3,5 mile radius



### Population

1 mi: 9,533  
3 mi: 58,921  
5 mi: 146,040



### Daily Population

1 mi: 8,828  
3 mi: 63,142  
5 mi: 168,267



### Households

1 mi: 4,334  
3 mi: 25,688  
5 mi: 62,753



### Household Income

1 mi: \$62,813  
3 mi: \$70,582  
5 mi: \$76,039

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