



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:

Troy Rademann, CCIM
Vice President
troy.rademann@colliers.com
(920) 913 7355

Property Overview

1186 Appleton Road, Menasha, WI

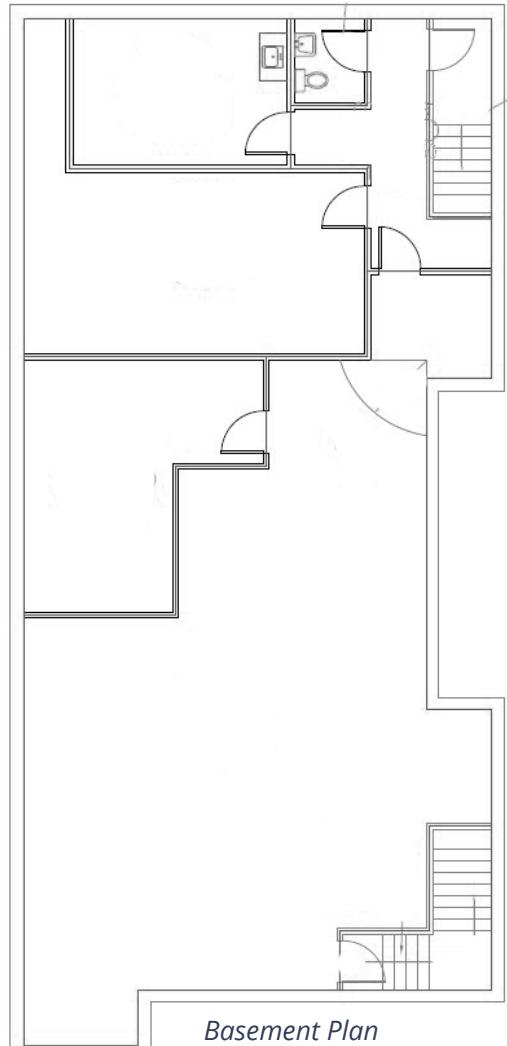
Property Specifics

| | |
|---------------------------|--|
| 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 |



First Floor Plan

- 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



Basement Plan

Location Overview

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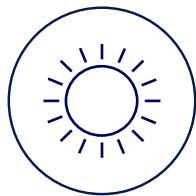


Area Demographics 1,3,5 mile radius



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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Colliers | Wisconsin | 4321 W College Ave, Suite 260 | Appleton, WI 54913 | P: +1 920 739 5300

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