1336 N BALLARD Road \$800,000



City of Appleton, WI 54911

Property Information

Class Commercial MLS # 50267680 Lease Price per SqFt. Lease Price-Net/Gross Status Active-No Offer Type For Sale Real Estate County Outagamie School-District Appleton Area City (Mailing) APPLETON Industrial Park Name Restrictive Covenant(s) No Tax Net Amt \$3,864.08 **Building SQFT** 9.120 Src Bld SF Assessor/Public Record IncPrdFarm No **EstManuSF** 8,120 Est Office SQFT 1,000 **EstWrhsSF** # Public Restrooms 1 # Private Restrooms 1 Acres Est 0.53 Source-Acre Broker/Agent

Zoning C2 Chapter 23 Zoning COMMERCIAL TYPE Manufacturing EXTERIOR MAIN BUILDING Block FOUNDATION Slab HEATING/COOLING Forced Air, Multiple Units, Wall A/C HEATING FUEL TYPE Natural Gas LOCATION Business District WATER Municipal Public Water WASTE Municipal Sewer LOWER LEVEL None

Remarks Successful Custom Cabinetry, Furniture and Commercial Cabinet Manufacturing Business is looking for a new owner. This Turnkey Business includes the Building, Equipment, Fixtures and Inventory. There is 8000+ sq ft of heated shop space, including the spray booth. Approximately 1000 sq ft of office/showroom space with break room area. 2 Overhead Doors 10x9 and 12x11 for easy access. Plenty of parking spaces. Owner has operated this business since the beginning in 1997.

 Directions
 Go North on Ballard from the corner of 96 (Wisconsin Ave) and Ballard St. Property is on the Right (East) side of the Street.

 Inclusions
 Building, Fixtures, Equipment, Inventory.

Exclusions Sellers Personal Property



Prepared for you by:

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