

1336 N BALLARD Road
\$800,000



City of Appleton, WI 54911

Property Information

Class Commercial	Building SQFT 9,120	Zoning C2 Chapter 23 Zoning
MLS # 50267680	Src Bld SF Assessor/Public Record	COMMERCIAL TYPE Manufacturing
Lease Price per SqFt.	IncPrdFarm No	EXTERIOR MAIN BUILDING Block
Lease Price-Net/Gross	EstManuSF 8,120	FOUNDATION Slab
Status Active-No Offer	Est Office SQFT 1,000	HEATING/COOLING Forced Air, Multiple Units, Wall A/C
Type For Sale Real Estate	EstWrhsSF	HEATING FUEL TYPE Natural Gas
County Outagamie	# Public Restrooms 1	LOCATION Business District
School-District Appleton Area	# Private Restrooms 1	WATER Municipal Public Water
City (Mailing) APPLETON	Acres Est 0.53	WASTE Municipal Sewer
Industrial Park Name	Source-Acre Broker/Agent	LOWER LEVEL None
Restrictive Covenant(s) No		
Tax Net Amt \$3,864.08		

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:

Keith Sippel
Century 21 Affiliated
keithsippel@realtor.com
PREF: 920-707-0175



Listing Courtesy of: **Century 21 Affiliated**