

Commercial
50302868 Active-No Offer

N5032 HWY V Suite #
FOND DU LAC, WI 54937

List Price **\$239,500**
Lease Price per SqFt.



Type For Sale Real Estate
Listed in Adttl CM Type
Primary Listing Number
County Fond du Lac
Tax Municipal Sub-Area None
School-District Fond du Lac
Tax Net Amt \$1.00
Tax Year 2024
Tax ID T09-15-17-99-FL-290-00
Assessments Total
Assessment Year
Special Assessments
Age Est (Pre2017)
Year Built Est 2024
Source-Year Built Broker/Agent

Income Producing Farm No
Deeded Access Yes
Restrictive Covenant(s) Yes
Flood Plain No
Industrial Park Name
Business/Trade Name
Total Units in Bldg
Total # of Buildings
Zoning Medium Commercial
Net Leasable SQFT
CAM Annual Expense
Utility Annual Expense
Insur Ann
NNN Annual Expense
Fin Avail



Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	0.10	Broker/Agent	Building SQFT	2,560	Builder	Est Warehouse Ceiling Hgt	
Lot Dimensions Est			Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est			Est Office SQFT			Est Manufact Ceiling Hgt	
Water Frontage	No		Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Body Name			Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Type			Est Showroom SQFT			Est Retail Ceiling Hgt	
Est Water Frontage			Est Retail SQFT			Ceiling Height Min	
# Public Restrooms		Amps/Phase	Door 1 Size		Loading Dock 1	Ceiling Height Max	
# Private Restrooms		Parking	Door 2 Size		Loading Dock 2		
# Seating Capacity		OverHdDr	Door 3 Size		Loading Dock 3		
			Door 4 Size		Loading Dock 4		
			Door 5 Size		Loading Dock 5		

Directions South on Hwy V from Fond du Lac to Address on Right

Remarks Attention Contractors, Auto Enthusiasts, or Anyone looking for More Space! This 40'X64' New Commercial Building just south of Fond du Lac is the perfect solution to your needs. It can be built to suit your needs and is located in the Fred-Land Storage Commercial Condominium Development. These are free standing units on a 4" slab and the condo fees are only \$80 /month. The list price of \$239,500 includes a 40'X64"X16" Insulated Shop w/ a Bathroom, Modine Heater, a 14'X14' OHD, 4 Windows, 2 Service Doors and even include a 3 Phase, 200 Amp Electric Service!. The interior can be built out to your specific needs but will incur additional costs. The shell can also be purchased for \$187,500 and the timeline to build is about 2 months. Call now to get yours started!

Inclusions 3 Phase 200 Amp Electrical Service, Modine Heater, Bathroom, Stone Wainscoting on Front of Building

Exclusions Seller's Personal Property

COMMERCIAL TYPE Automotive, Other-See Remarks, Recreation, Warehouse

LOCATION Other-See Remarks

EXTERIOR MAIN BUILDING Aluminum/Steel, Metal, Steel Frame, Stone

FOUNDATION Slab

LOWER LEVEL None

HEATING FUEL TYPE Natural Gas

HEATING/COOLING Other-See Remarks

WATER Shared Private Well

WASTE In Sanitation District

TRUCK DOOR HEIGHT 11+Ft-14Ft

SALE INCLUDES Real Estate

DOCUMENTS ON FILE Blueprint(s), Property Condition Report, Restrictive Covenants

BUILDING PARKING Onsite Parking

MISC EXTERIOR/INTERIOR 220 Volts, 3 Phase Electric

Prepared by:

Jason Zellner
Zellner Real Estate
485 S Military Rd, Ste 7

jason@zellner.realestate
CELL: 920-960-3898
Office: 920-960-3898
42280
105064



Selling Price
Close Date
Type Of Sale
Financing Type
Seller Concession Amount
CloseInfo
Buyer Inducements
Misc Closed Info 2
BrkErn\$ Yes
Ern\$Name

Listed by: 42280 105064 Zellner Real Estate
Co-Listed by:
Sold By:

Days On Market 0
Electronic Consent Yes
Licensee Int/Broker Own No

Farm Specific Data

Barn	Main Barn	Est Acreage-Total Farm	FSA Aerial Map in Docs	
Outbuilding 1	Outbld1Des	Est Perm Pasture Acres	Soil Map in Assoc Docs	
Outbuilding 2	Outbld2Des	Est Wooded Acres	FarmlandPresv/WdlandTaxCred	
Outbuilding 3	Outbld3Des	Est Tillable Acres		
Outbuilding 4	Outbld4Des	Est Wetland Acres	Primary Section #	
Outbuilding 5	Outbld5Des	Corn Base Acres (Yield)		
Outbuilding 6	Outbld6Des	Soybean Base Acre (Yield)		
Outbuilding 7	Outbld7Des	CRP-Acres	CRP-Expiration	CRP-Payment
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Expiration	CREP-Payment
		Est Rented Acres	Rented-Expiration	Rented-Payment

Misc Farm Details

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