

Commercial 50315941 55 W SCOTT Street Suite # Active-No Offer City of Fond du Lac FOND DU LAC, WI 54935 List Price \$225,000 Lease Price per SqFt.



55 W Scott St For Sale

Type	For Sale Real Estate	Income Producing Farm	No
Listed in Addtl CM Type		Deeded Access	No
Primary Listing Number		Restrictive Covenant(s)	No
County	Fond du Lac	Flood Plain	No
Tax Municipal Sub-Area	Northwest Fond du Lac	Industrial Park Name	
School-District	Fond du Lac	Business/Trade Name	
Tax Net Amt	\$4,463.00	Total Units in Bldg	
Tax Year	2024	Total # of Buildings	
Tax ID	FDL-15-17-99-SN-003-00	Zoning	NMU
Assessments Total		Net Leasable SQFT	
Assessment Year			
Special Assessments		CAM Annual Expense	
Age Est (Pre2017)		Utility Annual Expense	
Year Built Est	1989	Insur Ann	
Source-Year Built	Assessor/Public Rec	NNN Annual Expense	
		Fin Avail	



Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	0.40	Assessor/Public Record	Building SQFT	4,924	Assessor/Public Record	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				
# Public Restrooms		Amps/Phase	Door 1 Size			Ceiling Height Min	
# Private Restrooms	2		Door 2 Size			Ceiling Height Max	
# Seating Capacity		Parking	Door 3 Size				
		OverHdDr	Door 4 Size				
			Door 5 Size				

Directions Main St to Scott St, West to Address on Right

Remarks For Sale! This commercial space offers over 4,900 sq ft and is in a great location near Lakeside Park. It accompanies many successful businesses in this strip mall including the Children's Museum and Chimera Hobby Shop. There's plenty of parking with the huge surface lot. Also option to lease for \$3,500 plus utilities and build to suit is negotiable. Call now to make this the new home for your business!

Inclusions None.

Exclusions Seller's Personal Property.

COMMERCIAL TYPE Retail
LOCATION Business District
EXTERIOR MAIN BUILDING Block
FOUNDATION Slab
LOWER LEVEL None
HEATING FUEL TYPE Natural Gas
HEATING/COOLING Central A/C, Forced Air
WATER Municipal Public Water
WASTE Municipal Sewer

TENANT PAYS Air Conditioning, Electric, Heat, Water
BUILDING PARKING Onsite Parking
MISC EXTERIOR/INTERIOR Pole Sign

Prepared by:

Jason Zellner jason@zellner.realestate
 Zellner Real Estate
 485 S Military Rd, Ste 7
 42280
 105064



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

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

Days On Market 2
 Electronic Consent Yes
 Licensee Int/Broker Own No

Yes

Farm Specific Data

Barn	Main Barn	Est Acreage-Total Farm	FSA Aerial Map in Docs
Outbuilding 1	Outbld1Des	Est Pern Pasture Acres	Soil Map in Assoc Docs
Outbuilding 2	Outbld2Des	Est Wooded Acres	FarmIndPresv/WdIndTaxCred
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
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Expiration
		Est Rented Acres	Rented-Expiration

Misc Farm Details

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