

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



55 W Scott St For Sale

Type For Sale Real Estate  
 Listed in Addtl CM Type  
 Primary Listing Number  
 County Fond du Lac  
 Tax Municipal Sub-Area Northwest Fond du Lac  
 School-District Fond du Lac  
 Tax Net Amt \$4,463.00  
 Tax Year 2024  
 Tax ID FDL-15-17-99-SN-003-00  
 Assessments Total  
 Assessment Year  
 Special Assessments  
 Age Est (Pre2017)  
 Year Built Est 1989  
 Source-Year Built Assessor/Public Rec

Income Producing Farm No  
 Deeded Access No  
 Restrictive Covenant(s) No  
 Flood Plain No  
 Industrial Park Name  
 Business/Trade Name  
 Total Units in Bldg  
 Total # of Buildings  
 Zoning NMU  
 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	0.40	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	
			Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Frontage	No		Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Body Name			Est Showroom SQFT			Est Retail Ceiling Hgt	
Water Type			Est Retail SQFT				
Est Water Frontage			Door 1 Size		Loading Dock 1	Ceiling Height Min	
# Public Restrooms		Amps/Phase	Door 2 Size		Loading Dock 2	Ceiling Height Max	
# Private Restrooms	2	Parking	Door 3 Size		Loading Dock 3		
# Seating Capacity		OverHdDr	Door 4 Size		Loading Dock 4		
			Door 5 Size		Loading Dock 5		

**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:**

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 105064

Fond du Lac WI 54935-

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



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

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

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	FarmlndPresv/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	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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