

**Commercial** 2009 S MEMORIAL Drive Suite # **City of Appleton**  
**50300508** **Active-No Offer** **APPLETON, WI 54915-1222**

**\$1,100,000**

List: **Ryan Hawkins - CELL: 920-378-6555** of **Century 21 Ace Realty - Office: 920-739-2121**  
 Co-List: of  
 Sell: of

Lease Price per SqFt.  
 Off: **25210** Agt: **110560**  
 Ofc: Agt:  
 Off: Agt:



<b>Type</b>	For Sale Real Estate	<b>IncPrdFarm</b>	No
<b>AddtType</b>		<b>Deeded Access</b>	No
<b>PRLNUM</b>		<b>RestrCov</b>	Unknown
<b>Associated MLS #(s)</b>		<b>Flood Plain</b>	Unknown
<b>County</b>	Winnebago	<b>Ind Prk Nm</b>	
<b>MunSubArea</b>	South Appleton	<b>Trade Nm</b>	
<b>School-District</b>	Menasha	<b>Total Units in Bldg</b>	
<b>Tax Net Amt</b>	\$7,683.00	<b>Ttl#Bldgs</b>	1
<b>Tax Year</b>	2023	<b>Zoning</b>	Commercial
<b>Tax ID</b>	31-8-2200-00, 31-4-1029 -00, 31-4-1030-00	<b>NetLeaseSF</b>	
<b>AssmntTtl</b>		<b>Utility Annual Expense</b>	
<b>AssmntYr</b>		<b>Insur Ann</b>	
<b>SpecAssmnt</b>		<b>NNN Annual Expense</b>	
<b>Year Built Est</b>	1984	<b>Fin Avail</b>	
<b>Source-Year Built</b>	Assessor/Public Rec		



**Schedule a Showing**

Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	0.96	Assessor/Public Record	Building SQFT	9,988	Assessor/Public Record	Est Warehouse Ceiling Hgt	
Lot Dimensions Est	378x120	Assessor/Public Record	Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est	45,350	Auto-Calculated	Est Office SQFT	9,988		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 49	Door 2 Size		Loading Dock 2	Bank Owned/REO	No
# Seating Capacity		OverHdDr	Door 3 Size		Loading Dock 3	Potential Short Sale	No
			Door 4 Size		Loading Dock 4	Delayed Showings?	No
			Door 5 Size		Loading Dock 5	Showings Begin Date	

**Directions** From Hwy 441/10 go North on Memorial Dr to property on the left

**Remarks** Fully remodeled commercial property with 9,988 sq ft of office space and a durable brick exterior. Strategically located at a prime intersection, with high visibility and easy access to Highway 441 and the Fox Valley area. The .96-acre lot includes a large parking lot with 49 spaces. Previously used as a medical office, the building features plumbing throughout and modern heating/cooling with seven zones. The space is divided between the main and lower levels, both newly remodeled. Inside the main entrance is a lobby and shared conference room. Multiple bathrooms throughout, and an elevator. A tenant currently occupies approximately 1,350 sq ft, providing rental income. This property is ready for businesses seeking a well-equipped space in a prime location. Schedule your tour today!

**Inclusions**

**Exclusions**

**Remarks-Private**

**Show Info** Please call Ryan Hawkins at 920-378-6555

**COMMERCIAL TYPE** Beauty/Barber, Day Care, Office, Retail, Service, Medical/Clinical, Animals/Vet/Boarding

**LOCATION** Corner, Free Standing, Highway Nearby, Near Public Transport

**EXTERIOR MAIN BUILDING** Brick

**FOUNDATION** Poured Concrete

**LOWER LEVEL** Full

**HEATING FUEL TYPE** Natural Gas

**HEATING/COOLING** Central A/C, Forced Air, Multiple Units, Zoned Heating

**WATER** Municipal Public Water

**WASTE** Municipal Sewer

**STORIES** 1

**SALE INCLUDES** Lease(s), Real Estate

**BUILDING PARKING** Onsite Parking, Paved

**MISC EXTERIOR/INTERIOR** Elevator, Offices, Sprinkler Wet

**ListVisbl** Confirmed  
**Input Date** 11/4/2024 4:17 PM  
**List Date** 10/28/2024  
**Accepted Offer Date**  
**Pending Date**  
**Expiration Date** 10/28/2025  
**Off Market Date**  
**Days On Market** 10  
**Agent - License** 94-81654  
**List Ofc 1 - CorpLin** 91-937686  
**Selling Price**  
**Close Date**  
**Financing Type**  
**SellConAmt**  
**Type Of Sale**  
**CloseInfo**

**Licensee Int/Broker Own** No  
**Contract Type** Exclusive Right to Sell  
**Limited Service** No  
**Named Exceptions** No  
**Electronic Consent** Yes  
**BrkErn\$** Yes  
**Ern\$Name**  
**Buyer Inducements**

**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	FarmIndPresv/WdIndTaxCred
Outbuilding 3	Outbld3Des	Est Tillable Acres	FarmPresv/WdIndTaxCredExp
Outbuilding 4	Outbld4Des	Est Wetland Acres	CRP-Expiration
Outbuilding 5	Outbld5Des	Corn Base Acres (Yield)	CREP-Expiration
Outbuilding 6	Outbld6Des	Soybean Base Acre (Yield)	Rented-Expiration
Outbuilding 7	Outbld7Des	CRP-Acres	CRP-Payment
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Payment
		Est Rented Acres	Rented-Payment

Misc Farm Details

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