

OFFICE FOR SALE

18 ACRES DEVELOPMENT LAND PLUS HOUSE & SHED

3325 W. Broadway, Appleton, WI 54913



OFFERING SUMMARY

SALE PRICE:	\$675,000
LOT SIZE:	18.89 Acres
YEAR BUILT:	1977
BUILDING SIZE:	1,656 SF
ZONING:	Residential
PRICE / SF:	\$407.61

PROPERTY OVERVIEW

18 acres of land located in Appleton, WI. Own this dream property located just 5 miles from downtown Appleton! This 1600 square foot Ranch home with central air, fireplace, 2 car attached garage AND a 42x70 heated pole building with 220 phase electrical & concrete floor. With a nature preserve as your backyard neighbor you won't find a better location than this to be able to work & play at home!

PROPERTY HIGHLIGHTS

- 18 Acres Land!
- 3 Bedroom House!
- Large Shed!
- Nature Preserve in Back!
- 42x70 Heated Pole Building!
- 5 Miles from Downtown Appleton!

KW COMMERCIAL
517 N. Westhill Blvd.
Appleton, WI 54914

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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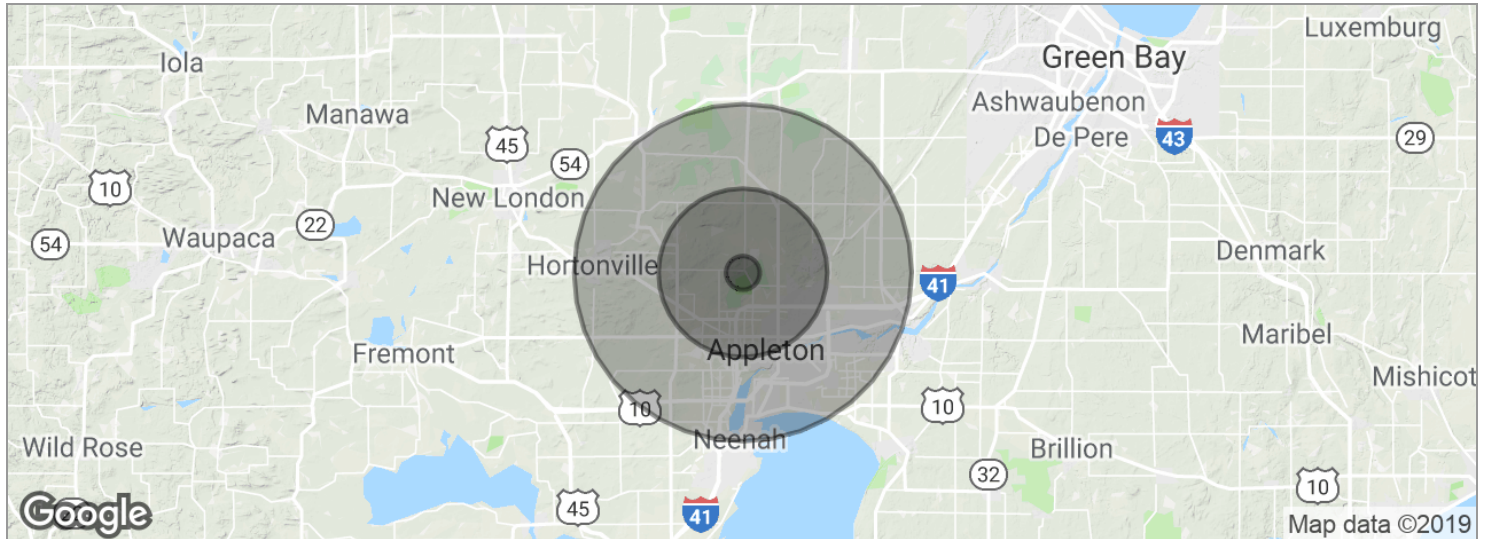
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	602	54,776	224,434
Median age	38.2	36.5	36.4
Median age (male)	40.0	34.8	35.0
Median age (Female)	35.8	38.5	37.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	267	22,756	92,083
# of persons per HH	2.3	2.4	2.4
Average HH income	\$76,742	\$72,563	\$65,865
Average house value	\$229,542	\$198,294	\$176,805

* Demographic data derived from 2010 US Census

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