



DRIFKA GROUP

For Sale

Kaukauna Strip Mall

**1810-1900 Crooks Ave
Kaukauna, WI 54130**



PROPERTY OVERVIEW

Summary

For Sale:

High-quality, well-maintained strip mall located in the heart of Kaukauna's vibrant business district near the intersection of County Highway CE and Highway 55.

This property features a strong tenant mix, including established anchors such as Verizon, Krupka Dental, and Little Caesars. The center includes 12 suites, with 11 currently leased. The building has undergone a complete remodel since 2013, offering modern finishes and updated systems throughout.

Pricing	\$2,399,900.00
Acreage	1.36
Price/SF	\$82.39
Year built	1967
Sq Ft	29,312
Tax Amount	\$25,280.00

CONTACT INFORMATION



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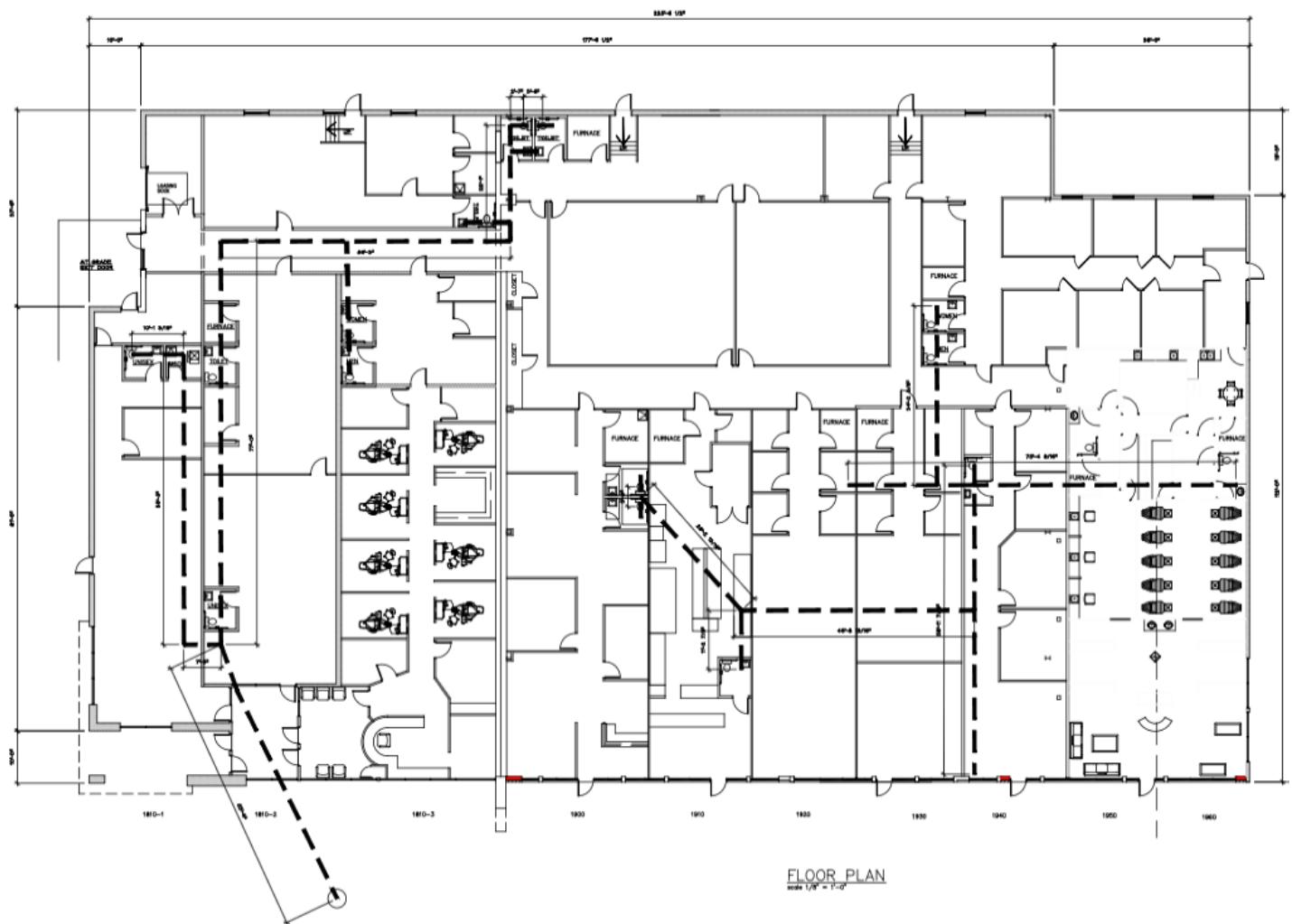
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This information is from sources deemed to be reliable however, it is not guaranteed and is subject to change. Buyer shall rely on its own due diligence and inspections.

Aerial Map



Floor Plan



1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the

2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent

4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A

5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is

6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the

7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request

11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the

13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your

15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the

18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,

20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home

21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a

22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the

24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person

25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to

26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the

27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51)

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection

31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may

33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a

34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL**

INFORMATION