

Commercial 254 WINNEBAGO Drive Suite # City of Fond du Lac List Price **\$425,000**
 50331767 Active-No Offer FOND DU LAC, WI 54935 Lease Price per SqFt.



254 Winnebago Dr

Type For Sale Real Estate
 Listed in Addtl CM Type
 Primary Listing Number
 County Fond du Lac
 Tax Municipal Sub-Area Northeast Fond du Lac
 School-District Fond du Lac
 Tax Net Amt \$6,492.00
 Tax Year 2025
 Tax ID FDL-15-17-02-33-533-00
 Assessments Total
 Assessment Year
 Special Assessments
 Age Est (Pre2017)
 Year Built Est 1961
 Source-Year Built Assessor/Public Rec
 Income Producing Farm No
 Deeded Access No
 Restrictive Covenant(s) No
 Flood Plain Yes
 Industrial Park Name
 Business/Trade Name
 Total Units in Bldg
 Total # of Buildings
 Zoning C-2 General Business
 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	1.23	Assessor/Public Record	Building SQFT	11,912	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		Parking	Door 3 Size		Loading Dock 3		
# Seating Capacity		OverHdDr	Door 4 Size		Loading Dock 4		
			Door 5 Size		Loading Dock 5		

Directions Johnson St to Park Ave, North to Winnebago Dr, East to Address on Right

Remarks Excellent Redevelopment Opportunity in a Great Location near Lakeside Park, Lake Winnebago, and many other Successful Businesses! This property offers a 11,912 Sq Ft Commercial Building w/ a new Roof in 2024, a Large Parking Lot, and a Separate Storage Garage. There is a Huge Storefront that could be easily divided into multiple shops providing more potential for Cashflow. The property is currently leased MTM to a retail business so can provide instant income upon purchase. There is great visibility on Winnebago Dr and plenty of Traffic. The Zoning is C-2 General Commercial which allows many uses. Call now to explore the Potential!

Inclusions None.

Exclusions Seller's & Tenant's Personal Property.

COMMERCIAL TYPE Office, Retail, Wholesale

LOCATION Corner, Free Standing, Highway Nearby

EXTERIOR MAIN BUILDING Concrete, Metal, Wood/Wood Shake/Cedar

FOUNDATION Slab

LOWER LEVEL None

HEATING FUEL TYPE Natural Gas

HEATING/COOLING Central A/C, Forced Air, Multiple Units

WATER Municipal Public Water

WASTE Municipal Sewer

TENANT PAYS Electric, Heat, Water

SALE INCLUDES Real Estate

DOCUMENTS ON FILE Property Condition Report

BUILDING PARKING Onsite Parking, Paved

MISC EXTERIOR/INTERIOR ADA Compliant, Display Window, Offices

Prepared by:

Jason M Zellner
 Zellner Real Estate
 485 S Military Rd
 Ste 7
 Fond Du Lac WI 54935-4800
 jason@zellner.realestate
 CELL: 920-960-3898
 Office: 920-960-3898
 42280
 105064



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

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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