



# BADGER PLAZA

1111 N Badger Ave., Appleton, WI

# FOR SALE



## STABILIZED, HIGH-YIELD RETAIL INVESTMENT WITH STRONG IN-PLACE CASH FLOW

**Price: \$587,000**

- Cap Rate: 8%
- Extremely low maintenance (great hands-off investment)
- Great Visibility
- Monument Signage
- 2 Blocks from Wisconsin Ave. (16,400 VPD)

### Tenants

- Nana's Apothecary (2,150 SF)
- Aquatic Imports (2,200 SF)
- State Farm Insurance (1,144 SF)

**Badger Plaza** presents a rare opportunity to acquire a fully leased, neighborhood retail and office strip center in the heart of Appleton. This well-maintained, low-maintenance asset delivers immediate and reliable income with an attractive 8% cap rate and \$47,000 in net operating income.

- Gross Leasable Area:** 5,494 SF
- Lot Size:** 0.41 AC
- Occupancy:** 100%
- In-place income:** \$47,000 NOI



For more information, contact:  
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