

Commercial 1526 S NEENAH Street **Suite #** **City of Neenah**
50288783 **Active-No Offer** **NEENAH , WI** **54956-0000**

Lease Price per SqFt. **\$15** **\$0**
Gross

List: **Shane Renard - OFF-D: 920-606-4436** of **Renard Realty - Office: 920-606-4436**
 Co-List: **Shane Renard - OFF-D: 920-606-4436** of **Renard Realty - Office: 920-606-4436**
 Sell: of

Off: **14630** Agt: **108470**
 Ofc: 14630 Agt: 108470
 Off: Agt:



Type	Property For Lease	IncPrdFarm	No
AddtType	No	Deeded Access	No
PRLNUM		RestrCov	Yes
Associated MLS #(s)		Flood Plain	No
County	Winnebago	Ind Prk Nm	
MunSubArea	None	Trade Nm	
School-District	Neenah	Total Units in Bldg	3
Tax Net Amt	\$36,041.00	Ttl#Bldgs	3
Tax Year	2023	Zoning	commercial
Tax ID	0905870600	NetLeaseSF	1,974
AssmntTtl			
AssmntYr		Utility Annual Expense	
SpecAsmnt		Insur Ann	
Age Est (Pre2017)		NNN Annual Expense	
Year Built Est	2009	Fin Avail	Yes
Source-Year Built	Seller		



Schedule a Showing

Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	2.48	Assessor/Public Record	Building SQFT	11,950	Seller	Est Warehouse Ceiling Hgt	
Lot Dimensions Est			Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est			Est Office SQFT			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	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 41 N to W. Bell St. head east on W. Bell St. to left onto S. Commercial. Property is on the right. 1526 S Commercial St.

Remarks Welcome to 1526 S Commercial St, Neenah - where charm meets functionality in this all-brick construction gem. Boasting exceptional curb appeal, this property offers a prime opportunity for those seeking a blend of style and convenience. Nestled in a sought-after location, this property beckons with its inviting exterior and ample parking, ensuring ease and accessibility for both tenants and visitors alike. Whether you're looking to establish a new business or expand your current operations, this property promises a versatile space to suit your needs. With three suites available for immediate occupancy, the possibilities are endless. Whether you envision a bustling retail storefront, or a professional office space. Call Today!

Inclusions NNN Lease Options. Would consider selling this portfolio as well. Call for details.

Exclusions

Remarks-Private

Show Info

COMMERCIAL TYPE Office, Retail, Service, ShoppingCenter, Medical/Clinical

LOCATION Airport Nearby, Business District, Free Standing, Highway Nearby

EXTERIOR MAIN BUILDING Brick

FOUNDATION Poured Concrete

LOWER LEVEL Full

HEATING FUEL TYPE Natural Gas

HEATING/COOLING Central A/C, Forced Air

WATER Municipal Public Water

WASTE Municipal Sewer

STORIES 2

TENANT PAYS Air Conditioning, All Expenses, Insurance, Snow Removal, Taxes, Water

SALE INCLUDES Assets Only, Easements, Lease(s), Real Estate

DOCUMENTS ON FILE Cert of Survey Map, Lease(s), P&L Statement, Property Condition Report, Restrictive Covenants, SA Aerial Map

BUILDING PARKING Onsite Parking, Paved

ListVisbl	Unconfirmed	Agent - License	90-57962	Electronic Consent	Y	Comm-Sub Agent	1000	\$
Input Date	3/25/2024 4:53 PM	List Ofc 1 - CorpLin		Comm-Buyer Broker			1000	\$
List Date	3/22/2024	Selling Price		VOW Include	Y	Variable Rate Comm	No	\$
Accepted Offer Date		Close Date		Internet/IDX w/address	Y	Licensee Int/Broker Own	No	
Pending Date		Financing Type		VOW w/AVM	Y	Contract Type	Exclusive Right to Sell	
Expiration Date	9/22/2024	SellConAmt		VOW w/Comment	Y	Limited Service	No	
Off Market Date		Type Of Sale				Named Exceptions	Yes	
Days On Market	3	Misc Closed Info				BrkErn\$	No	

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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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