

Commercial 525 E DIVISION Street Suite # City of Fond du Lac List Price **\$599,900**
 50318975 Active-No Offer FOND DU LAC, WI 54935 Lease Price per SqFt.



525 E Division St

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 \$9,034.00
 Tax Year 2024
 Tax ID FDL-15-17-11-43-501-00
 Assessments Total
 Assessment Year
 Special Assessments
 Age Est (Pre2017)
 Year Built Est 1967
 Source-Year Built Assessor/Public Rec
 Income Producing Farm No
 Deeded Access No
 Restrictive Covenant(s) No
 Flood Plain No
 Industrial Park Name
 Business/Trade Name
 Total Units in Bldg 5
 Total # of Buildings 1
 Zoning Office District
 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	0.88	Assessor/Public Record	Building SQFT	10,811	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 Park Ave to Division St, East to Address on Left

Remarks Excellent Investment Opportunity! This 10,811 Sq Ft Medical Office w/ Basement is currently Fully Occupied w/ 5 Tenants (4 w/ Long Term Leases) and is in a great location across the street from the currently expanding SSM Health Center. It features a large parking lot and separately metered gas & electric. It has been well maintained and has modern updates in some spaces. This investment offers a fantastic cap rate over 10% which is difficult to find. Ste 5 (2050 Sq Ft) will be vacant by May 1st giving you the opportunity to own and occupy if you need space for your own business. Call now for more details or to take advantage of this great investment in a growing area!

Inclusions None.

Exclusions Seller's & Tenant's Personal Property.

COMMERCIAL TYPE Beauty/Barber, Office, Retail, Medical/Clinical

LOCATION Business District, Free Standing

EXTERIOR MAIN BUILDING Brick

FOUNDATION Poured Concrete

LOWER LEVEL Crawl, Full, Partial Basement

HEATING FUEL TYPE Natural Gas

HEATING/COOLING Central A/C, Forced Air, Multiple Units, Radiant, Zoned Heating, Boiler

WATER Municipal Public Water

WASTE Municipal Sewer

STORIES 1

TENANT PAYS Air Conditioning, Electric, Heat

SALE INCLUDES Lease(s), Real Estate

DOCUMENTS ON FILE Lease(s), Property Condition Report

BUILDING PARKING Onsite Parking, Paved

MISC EXTERIOR/INTERIOR 220 Volts, Building Sign, Compressor, Inside Storage

Prepared by:

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

Listed by: 42280 105064 Zellner Real Estate

Co-Listed by:

Sold By:

Days On Market 8
 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/WdlnTaxCred	
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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