

For Sale

+/- 6,643 SF

Retail /Showroom/
Office/Flex Space



945 S. Nicolet Road

Appleton, WI. (Grand Chute)

Great central location just 4 blocks south of the Fox River Mall, with easy access to Interstate 41, via College Avenue and Prospect Avenue. Ample parking with turnaround lot.

Covered receiving dock (48') in rear with high door and loading platform. Kelly dock board (60"x72") and leveler. Separate double door access top shop area in front. Glass automated front entry door to retail showroom and office space.

Cold storage off dock area (169 SF). Two restrooms and water fountain off of showroom area.

Neighbors include Bergstrom Automotive, Extended Stay America, Hometown Bank, Macco's Floor Covering and Nakashima's.

PRICE

\$529,000

BUILDING SIZE

+/- 6,643 SF (91' x 73')

PARCEL

102373600

ACRES

1.07 (220' X 209')

2017 REAL ESTATE TAXES

\$8,461.55

YEAR BUILT

1994

PROPERTY DESCRIPTION

RETAIL/SHOWROOM/
OFFICE/WAREHOUSE/
SHOP

EAVE HEIGHT

19' FRONT / 16' REAR

ELECTRICAL

3-PHASE, 280 VOLT

For more information:

Bob Rossi

920.560.5065 • bobr@naipfefferle.com

THE INFORMATION CONTAINED HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE, HOWEVER, NAI PFEFFERLE MAKES NO GUARANTEES, WARRANTIES, OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBMITTED SUBJECT TO ERRORS, OMISSION, CHANGE OF PRICE OR OTHER CONDITIONS, PRIOR SALE OR LEASE, OR WITHDRAWAL WITHOUT NOTICE.

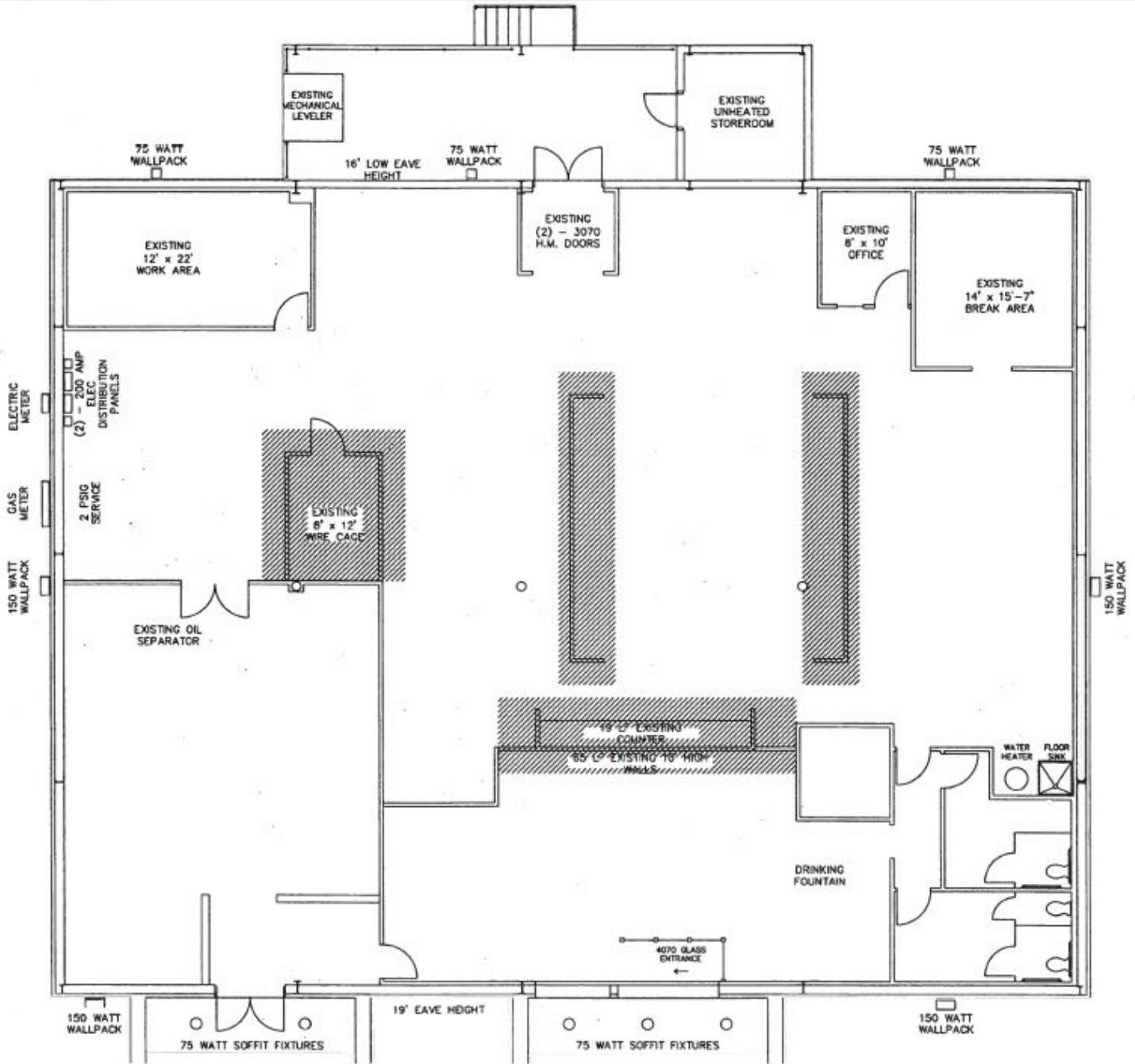
200 E. Washington Street, Suite 2A

Appleton, WI 54911

920.968.4700

naipfefferle.com

For Sale
945 S. Nicolet Road
Appleton, WI.



200 E. Washington Street, Suite 2A
Appleton, WI 54911
920.968.4700

For Sale
945 S. Nicolet Road
Appleton, WI.



WORKSHOP INCLUDES: RADIANT HEAT

5 EXHAUST VENTS

IN-FLOOR OIL SEPERATOR

MAKE-UP AIR UNIT

AIR-LINE DROPS

ZONING: CL (LOCAL COMMERCIAL)

75,600 VPD ON INTERSTATE 41 - GREAT EXPOSURE

RETAIL AREA HEATED AND COOLED BY GAS FORCED AIR
ROOFTOP UNITS

EX-CELL 175 PSI AIR COMPRESSOR (MODEL 7540)

OUTSIDE STORAGE AREA (25'X60') WITH 6' CYCLONE
FENCE

For Sale
945 S. Nicolet Road
Appleton, WI.



200 E. Washington Street, Suite 2A
Appleton, WI 54911
920.968.4700

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.