OFFICES

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

Green Bay
1192 Hansen Road, Suite 201
Green Bay, WI 54304
920.884.5000

Wausau
200 Washington Street, Suite 100
Wausau, WI 54403
715.261.2922

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**122 E COLLEGE AVENUE, 2ND FLOOR**  APPLETON, WI

**Property Features**
- Beautiful downtown Class A office condominium suite
- 1 passenger elevator, 1 freight elevator & 2 enclosed truck docks
- 1,200 parking stalls

**SALE PRICE** $1,500,000

**LEASE RATE** $20/SF Gross

**AVAILABLE SF** 15,254 (divisible)

**AMY OELHAFEN** 920.560.5009  **MIKE PFEFFERLE** 920.560.5069

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**500 3RD STREET, SUITE 202**  WAUSAU, WI

**Property Features**
- Prime main floor office space
- 3 1/2 year sub-lease for 2,350 SF through April 20, 2022 with option to extend; additional 600 SF adjoining space also available

**LEASE RATE**
- $14/SF NNN Base
- $6/SF CAM

**AVAILABLE SF** 2,350-2,950

**GENE DAVIS** 715.574.0371

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**2935 UNIVERSAL COURT**  OSHKOSH, WI

**Property Features**
- Extremely nice, well-maintained professional office building; 1.53 AC
- 18 offices, 2-3 conference rooms, work area, mail/copy room, break room, attractive reception area

**SALE PRICE** $1,085,000

**LEASE RATE** $14/SF NNN

**BUILDING SF** 7,900

**TOM SCHEUERMAN** 920.560.5068

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**622/630 N 4TH STREET**  WAUSAU, WI

**Property Features**
- Attractive & well-maintained building
- Lower level 60% finished
- New roof, windows & doors
- Owner occupied with owner/tenant willing to relocate or remain onsite

**SALE PRICE** $595,000

**LEASE RATE** $5-$11/SF

**AVAILABLE SF** 5,572

**GENE DAVIS** 715.574.0371

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**2804 RIB MOUNTAIN DRIVE**  WAUSAU, WI

**Property Features**
- Well-maintained professional office building with 7 office suites, ranging in size from 825-1,800 SF
- 1,754 SF available for lease (suite D)
- Close to primary retail businesses

**SALE PRICE** $1,310,000

**LEASE RATE** $12/SF NNN

**BUILDING SF** 9,695

**JOHN EVANS** 715.574.2801

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**RETURN TO COVER PAGE**
### 2106 Schofield Ave, Weston, WI

#### Property Features
- Multiple suites available in most desirable Class A Weston Place retail center with off-street, paved parking
- VERY ATTRACTIVE LEASE RATES!
- First 3 month FREE occupancy

| LEASE RATE | Negotiable |
| LEASE TERMS | 36 Months |
| AVAILABLE SF | 1,800 - 8,035 |

**JOHN EVANS**  715.574.2801

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### 222 E College Avenue, Appleton, WI

#### Property Features
- Downtown Appleton retail space
- Daily traffic counts of 13,700 VPD
- Tons of foot traffic from events as Mile of Music, annual Christmas parade, farmers markets & more

| SALE PRICE | $275,000 |
| BUILDING SF | 5,400 |
| ZONED | Commercial |

**ELIZABETH RINGGOLD**  920.560.5061

---

### W3098 Van Roy Road, Appleton, WI

#### Property Features
- Retail auto repair building
- Located in big box retail area
- Great visibility on College Avenue
- Bring new or expanding business to east Appleton shopping center

| LEASE RATE | $4,200/ month NNN |
| BUILDING SF | 4,750 |
| ZONED | CP-Planned Commercial |

**ELIZABETH RINGGOLD**  920.560.5061

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### 753 Truman Street, Kimberly, WI

#### Property Features
- Former CarX Repair Shop
- 6 drive-in repair bays in large service area
- Small reception area with central air
- Service area equipped with suspended gas heaters

| SALE PRICE | $495,000 |
| BUILDING SF | 4,700 |
| ACRES | 0.51 |

**TOM FISK**  920.560.5090

---

### 200 W Wisconsin Avenue, Kaukauna, WI

#### Property Features
- Property consists of glass repair & installation business
- 2,273 SF shop space; 746 SF store front retail space; real estate, equipment & inventory included

| SALE PRICE | $179,900 |
| BUILDING SF | 3,019 |
| ACRES | 0.17 |

**GREG LANDWEHR, BPOR**  920.560.5037

---

### 501 Grand Avenue, Schofield, WI

#### Property Features
- Modern retail facility built in 2005
- Located in heart of high traffic, high visibility business district
- Building features display windows, security system & exterior signage

| SALE PRICE | $750,000 |
| LEASE RATE | $13.50/SF NNN |
| BUILDING SF | 7,033 |

**ARK RHOWMINE**  715.297.1953

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E EDGEWOOD DR & N FRENCH RD  
APPLETON, WI

Property Features
- Price reduced for quick sale!
- Great location for office, medical & many other uses
- Easy access to I-41 & Hwy 441
- All municipal services to site

GREG LANDWEHR 920.560.5037  ELIZABETH RINGGOLD 920.560.5061

SALE PRICE $276,000  $295,000
ACRES 2.6
ZONED Commercial PD

1438 & 1480 W SOUTH PARK AVENUE  
OSHKOSH, WI

Property Features
- Development land near I-41 & Hwy 44
- Site can accommodate up to 20,000 SF single-story office building
- High visibility street with great south-central location

GREG LANDWEHR, BPOR 920.560.5037

SALE PRICE $199,900
ACRES 2.1
ZONED Commercial/Suburban Mixed-Use (SMU)

OLD HIGHWAY 51  
KRONENWETTER, WI

Property Features
- Prime location for business requiring semi-truck access with possible potential for rail siding
- Near other major industrial & business facilities; services available

GENE DAVIS 715.574.0371

SALE PRICE $494,285
LOT 1 ACRES 10.19
LOT 2 ACRES 1.13

901 AIRPORT ROAD  
MENASHA, WI

Property Features
- Excellent redevelopment opportunity for office or retail center
- TIF possibility
- Ample on-site parking available
- Additional lots available

MICHAEL PFEFFERLE, BPOR  920.560.5069

SALE PRICE $112,000
ACRES 0.34 acres
ZONED C1

TRI-PARK WAY  
GRAND CHUTE, WI

Property Features
- Tri-Park Business Park
- Trail system & ponds, restrictive uses & covenants
- Sewer & water available
- Possible multi-family sites

MICHAELEX PFEFFERLE, PRESIDENT 920.560.5069

SALE PRICE $387,000
LOT 1 Sale Price $354,000
LOT 1 ACRES 4.30
LOT 2 ACRES 4.43

N RICHMOND STREET & I-41  
APPLETON, WI

Property Features
- MOTIVATED SELLER! Will consider any reasonable offer!
- Prime development location
- Call broker for details

ALEX KREUL 920.560.5062  PAT CONNOR 920.560.5074  JOHN ROBERTS 920.560.5067

SALE PRICE $1,680,000  $1,225,000
ACRES 7.00
LOT # 5

DOUBLE TAP TO ZOOM

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### 2101 N OLDE CASALOMA DRIVE, APPLETON, WI

**Property Features**
- Multi-family land in Grand Chute
- Lot 1: 1.30 acres
- Lot 2: 4.52 acres
- Next to $30 million youth sports facility to be dubbed Fox Cities Champion Center

**SALE PRICE**
- $60,000/AC
- $40,000/AC

**TOTAL ACRES**: 5.82

**ZONED**: Low Density Residential

**BOB ROSSI** 920.560.5065

---

### 3003 WESTON AVENUE, WESTON, WI

**Property Features**
- Prime development land
- Wide range of potential uses
- Owner willing to sub-divide
- Located across from major medical campus & 200-unit senior housing development

**SALE PRICE**: $3,500,000

**ACRES**: 38.68

**ZONED**: B-2 Hwy Business

**JOHN EVANS** 715.574.2801

---

### 1600 HOFFMAN ROAD, GREEN BAY (BELLEVUE), WI

**Property Features**
- Prime development land
- Wide range of potential uses
- Owner willing to sub-divide
- Located across from major medical campus & 200-unit senior housing development

**SALE PRICE**: $1,600,000

**ACRES**: 43.71

**ZONED**: Commercial

**MARK DENIS, SIOR / ARLENE DENIS** 920.560.5092

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### HIGHWAY 172 & “GV” , GREEN BAY (BELLEVUE), WI

**Property Features**
- Build-to-suit retail/office development
- Located in rapidly growing municipality to southeast of Green Bay
- City sewer & water
- Great visibility

**SALE PRICE**: $850,000

**ACRES**: ± 8.00

**ZONED**: Commercial Business

**MARK DENIS, SIOR / ARLENE DENIS** 920.560.5092

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### 4007 N FRENCH ROAD, APPLETON, WI

**Property Features**
- Excellent development opportunity
- Located in Northeast Business Park
- Sewer & water services in place
- Close proximity to I-41 with easy commute to work, schools & shopping

**SALE PRICE**: $460,500

**ACRES**: 3.07

**ZONED**: General Commercial District

**JOHN ROBERTS** 920.560.5067

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<table>
<thead>
<tr>
<th>Property Features</th>
<th>Lease Rate</th>
<th>Available SF</th>
<th>Building SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Office, retail or development site</td>
<td>$6-$8/SF Gross</td>
<td>5,000-12,000</td>
<td>20,000</td>
</tr>
<tr>
<td>Great corner lot, Jackson (Hwy 76) &amp; W Packer Ave</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Zoned C-2 Commercial</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Paved, asphalt parking lot</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>BOB ROSSI</strong> 920.560.5065</td>
<td></td>
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</tbody>
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<table>
<thead>
<tr>
<th>Property Features</th>
<th>Lease Rate</th>
<th>Available SF</th>
<th>Unit SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial/manufacturing/warehouse</td>
<td>$3-$4/SF Gross</td>
<td>3,000 (upper level)</td>
<td>2,500 (lower level)</td>
</tr>
<tr>
<td>Room for expansion</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Build-to-suit possibilities</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Municipal sewer &amp; water available</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Extensive renovation in 2016</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>NICK SCHMIDT</strong> 920.560.5070</td>
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</tr>
</tbody>
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<table>
<thead>
<tr>
<th>Property Features</th>
<th>Sale Price</th>
<th>Lease Rate</th>
<th>Available SF</th>
<th>Building SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Large service shop with truck bays</td>
<td>$520,000</td>
<td>$5.50/SF NNN</td>
<td>5,000</td>
<td>8,838</td>
</tr>
<tr>
<td>3 service bays</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Separate wash bay</td>
<td></td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Ideal for truck depot or equipment service center</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>ARK RHOWMINE</strong> 715.297.1953</td>
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<th>Building SF</th>
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<tbody>
<tr>
<td>Shop/flex space</td>
<td>$2,500/ Month</td>
<td>5,500</td>
<td>15,634</td>
</tr>
<tr>
<td>Former Noffke Lumber building</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>3 offices with gas forced air, 2 bathrooms &amp; breakroom</td>
<td></td>
<td></td>
<td></td>
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<tr>
<td>Ample parking</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>BOB ROSSI</strong> 920.560.5065</td>
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<th>Lease Rate</th>
<th>Building SF</th>
</tr>
</thead>
<tbody>
<tr>
<td>Industrial/warehouse building</td>
<td>$529,000</td>
<td>$5/SF Modified Gross</td>
<td>17,600</td>
</tr>
<tr>
<td>Two 8’x12’ drive-in doors</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building height of 18’</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fenced yard</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>High traffic counts; excellent visibility</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>TOM FISK</strong> 920.560.5090</td>
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</tbody>
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**801 W FULTON STREET  WAUPACA, WI**

**Property Features**
- 2 tenant condo investment property
- Recently renewed leases for 5 additional years
- Private offices
- Open cubic area & kitchen

**SALE PRICE** $325,000

**BUILDING SF** 5,021

**CAP RATE** 8.5%

**ALEX KREUL** 920.560.5062

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**520 E NORTHLAND AVENUE  APPLETON, WI**

**Property Features**
- Former grocery store
- Neighbors include Ace Hardware, Pizza Hut, Citgo, Papa Murphys & more
- 83’ truck well & 41’ loading dock
- 152 parking stalls

**SALE PRICE** $2,200,000

**LEASE RATE** $10/SF NNN

**BUILDING SF** 31,612

**ELIZABETH RINGGOLD** 920.560.5061

---

**1113-1127 S 4TH AVENUE  PARK FALLS, WI**

**Property Features**
- Turn-key investment
- 31-unit, 2-story motel
- Seating for 300 in banquet hall
- 8 synthetic bowling lanes
- Seating for 24 in bar & 72 in dining area

**SALE PRICE** $1,300,000

**BUILDING SF** 37,280

**ACRES** 2.2

**ARK RHOWMINE** 715.297.1953

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**5707 SCHOFIELD AVENUE  WESTON, WI**

**Property Features**
- Office building & shop/garage
- Monument signage at street
- Private offices, large conference room, training room, engineering lab, 2 break rooms, 2 sets of bathrooms

**SALE PRICE** $2,395,000

**BUILDING 1 SF** 19,981

**BUILDING 2 SF** 3,780

**MARK DENIS, SIOR/ ARLENE DENIS** 920.560.5092

---

**N11133 HWY 45  ELCHO, WI**

**Property Features**
- Dollar General investment opportunity
- 6.85% CAP rate
- Nov. 2018 lease commencement
- 15 years initial lease term
- $85,992 yearly rent

**SALE PRICE** $1,255,358

**BUILDING SF** 9,100

**ACRES** 1.16

**MIKE PFEFFERLE, PRESIDENT** 920.560.5069

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**3288 CHURCH STREET  STEVENS POINT, WI**

**Property Features**
- Previous auto parts store
- Pylon sign located at street & on building
- Large black top parking lot
- Overhead door at back of building for deliveries

**SALE PRICE** $599,000

**LEASE RATE** $7/SF NNN

**BUILDING SF** 7,373

**ELIZABETH RINGGOLD** 920.560.5061

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