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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LAND
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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 $4,200,000
AVAILABLE SF 37,280
ACRES 2.2

ARK RHOWMINE 715.297.1953

205 N GRAND AVENUE EMBARRASS, WI

Property Features
- Dollar General investment opportunity
- 6.85% CAP rate
- February 2019 lease commencement
- 15 years initial lease term
- $86,424 yearly rent

SALE PRICE $1,261,664
BUILDING SF 9,100
ACRES 1.89

MICHAEL PFEFFERLE, PRESIDENT 920.560.5069

20 ADDITIONAL DOLLAR GENERAL STORES FOR SALE - CONTACT BROKER FOR DETAILS

506-508 HENRIETTE AVENUE CRIVITZ, WI

Property Features
- Family restaurant gift shop
- Price includes business, equipment & real estate
- 506 building size: 3,000 SF
- 508 building size: 1,800 SF

SALE PRICE (506) $389,500
SALE PRICE (508-REAR) $60,000
PRICE COMBINED $449,500

MARK DENIS, SIOR OR ARLENE DENIS 920.362.7489

20 ADDITIONAL DOLLAR GENERAL STORES FOR SALE - CONTACT BROKER FOR DETAILS

4307, 4309, 4317 STEWART AVENUE WAUSAU, WI

Property Features
- Excellent investment opportunity
- Good cash flow & established tenants
- Possible uses include office, warehouse, retail, manufacturing & flex space

SALE PRICE $1,095,000
BUILDING SF 24,300
NUMBER OF UNITS 3

JOHN EVANS 715.574.2801

504 S HAMMOND STREET MERRILLAN, WI

Property Features
- Dollar General investment opportunity
- 6.85% CAP rate
- July 2018 lease commencement
- 15 years initial lease term
- $74,640 yearly rent

SALE PRICE $1,089,635
BUILDING SF 7,500
ACRES 1.20

MICHAEL PFEFFERLE, PRESIDENT 920.560.5069

5068 US HWY 141 OCONTO (TOWN OF STILES), WI

Property Features
- Retail strip center
- Businesses include 41 Auto Shop, 141 Clips & Styles and Terry’s Gun & Ammo
- Excellent visibility on US 141
- Ample parking on site

SALE PRICE $865,000
BUILDING SF 12,000
ACRES 1.31

TOM FISK 920.560.5090

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2700 E ENTERPRISE AVENUE  APPLETON, WI

Property Features
- Two suites available in medical office building located in Northeast Industrial Park
- Within minutes of shopping, restaurants and lodging

PATRICK CONNOR, SIOR  920.560.5074

2801 ENTERPRISE AVENUE  APPLETON, WI

Property Features
- Class A office space available in multi-tenant building
- Monument signage along I-41
- Easy access to I-41-excellent visibility
- Ample on-site parking

ELIZABETH RINGGOLD  920.560.5061

116 N APPLETON STREET  APPLETON, WI

Property Features
- Great location
- Single tenant space in downtown Appleton - cubicles are included
- Floor to ceiling windows providing great natural light & marketing potential

AMY OELHAFEN  920.560.5009

600 S NICOLET ROAD  APPLETON, WI

Property Features
- Single story office building on 3.22 AC
- Good mix of private offices & open area for work stations
- Ample parking (104 spaces)
- Attached 3-car, drive-thru garage

BOB ROSSI  920.560.5065

W6390 QUALITY DRIVE  GREENVILLE, WI

Property Features
- Class B office space - low NNN’s
- Seven private offices, two conference rooms, large center area ideal for cubicles, large kitchen
- Near I-41, Fox River Mall & more

GREG LANDWEHR, BPOR  920.560.5037

2009 S MEMORIAL DRIVE  APPLETON, WI

Property Features
- Attractive medical office building
- Close to banks, hotels, restaurants, shopping centers and more
- Ideal for medical office, but great fit for general office as well

AMY OELHAFEN  920.560.5009
### 322 W COLLEGE AVENUE APPLETON, WI

**Property Features**
- Retail/office building
- Prime downtown location in business/financial district
- Former Jerry's Pages & Pipes
- Perfect for owner/occupant

| SALE PRICE | $395,000 |
| BUILDING SF | 4,000 |
| ACRES | 0.13 |

**BOB ROSSI** 920.560.5065

### 3288 CHURCH STREET STEVENS POINT, WI

**Property Features**
- Previous auto parts store on 0.96 AC
- Single-tenant, freestanding building
- Along Business Highway 51
- High visibility; high traffic counts
- Ample parking

| SALE PRICE | $599,000 |
| LEASE RATE | $7/SF NNN |
| BUILDING SF | 7,373 |

**ELIZABETH RINGGOLD** 920.560.5061

### 2040 E MAIN STREET LITTLE CHUTE, WI

**Property Features**
- Retail/office space available
- Formerly Martial Arts Studio
- Located on highly traveled street (Hwy 96) in Little Chute
- On-site parking

| LEASE RATE | $8/SF Modified Net |
| AVAILABLE SF | 3,100 |
| BUILDING SF | 12,251 |

**JOHN ROBERTS** 920.216.2554

### 2521 S MEMORIAL DRIVE APPLETON, WI

**Property Features**
- Excellent retail/service building
- Great location - highly traveled
- Open concept provides retail showroom opportunities with a smaller office & storage/work room

| SALE PRICE | $499,000 |
| BUILDING SF | 6,500 |
| ACRES | 0.525 |

**BOB ROSSI** 920.560.5065

### W3098 VAN ROY ROAD APPLETON, WI

**Property Features**
- Retail auto repair building
- Located in big box retail area on College Avenue frontage road
- Great visibility
- High traffic counts

| LEASE RATE | $4,200/ Month NNN |
| BUILDING SF | 4,750 |
| MUNICIPALITY | Town of Buchanan |

**ELIZABETH RINGGOLD** 920.560.5061

### N4293 & N4297 CTY RD X GLEASON, WI

**Property Features**
- Bar & grill with shed & rental house
- Seats over 60; bar seats 8
- Outdoor dry bar has small stage and picnic table seating
- 2-bedroom single family home

| SALE PRICE | $298,500 |
| AVAILABLE SF | 4,000 |
| ACRES | 0.53 |

**ARK RHOWMINE** 715.297.1953

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529 N WASHINGTON STREET  BERLIN, WI

Property Features
- Includes extra acreage for expansion or outside storage
- Office area recently updated with large conference room & 4 private offices

SALE PRICE $649,000
LEASE RATE $2.75/SF
BUILDING SF 23,500

GREG LANDWEHR, BPOR 920.560.5037

3000 E ENTERPRISE AVE, SUITE B  APPLETON, WI

Property Features
- Office/warehouse space in block constructed building
- Signage on building as well as monument sign
- 1 dock height door & 1 drive-in door

LEASE RATE $5.65/SF
AVAILABLE SF 5,625
BUILDING SF 11,250

PATRICK CONNOR, SIOR 920.560.5074

3800 N PROVIDENCE AVENUE  APPLETON, WI

Property Features
- Office/warehouse space
- Available SF: 5,500 + 1,080 mezzanine
- Warehouse SF: 4,060
- Office SF: 1,440

SUB-LEASE RATE $3,161/ Month
LEASE RATE $5.90/SF
BUILDING SF 11,500

PATRICK CONNOR, SIOR 920.560.5074

410 S BELLIS STREET  WAUSAU, WI

Property Features
- Centrally located industrial building
- Possible uses include warehouse, industrial, manufacturing, truck terminal or mini self-storage
- Two parking lots each across the street

SALE PRICE $879,000
BUILDING SF 86,848
ACRES 3.59

JOHN EVANS 715.574.2801

5605 MESKER STREET  WESTON, WI

Property Features
- Large service shop with 3 service bays & separate wash bay
- Ideal for track depot or equipment service center
- 1.7 acres fenced, secured yard

SALE PRICE $495,000
LEASE RATE $5.50/SF
BUILDING SF 8,838

ARK RHOWMINE 715.297.1953

925 N BLUEMOUND DRIVE  GRAND CHUTE, WI

Property Features
- Industrial/manufacturing/warehouse
- Room for expansion
- Build-to-suit possibilities
- Municipal sewer & water available
- Extensive renovation in 2016

LEASE RATE $3-$4/SF
UNIT 4 SF 3,000 (upper level)
2,500 (lower level)
BUILDING SF 25,000

NICK SCHMIDT 920.560.5070
### 477 S Nicolet Road, Appleton, WI

**Property Features**
- Excellent multi-tenant building
- Generous parking; private entrance
- Multiple private offices with in-suite bathrooms, private conference rooms and kitchenette

**ELIZABETH RINGGOLD** 920.560.5061

<table>
<thead>
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<th>Lease Rate</th>
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<td>Suite 1 SF</td>
<td>2,376</td>
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<tr>
<td>Suite 4 SF</td>
<td>247</td>
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### 1296 Kowalski Road, Kronenwetter, WI

**Property Features**
- Versatile industrial, warehouse & office complex + greenhouse facility
- Excellent for heated distribution, vehicle repair, maintenance, storage and truck loading

**GENE DAVIS** 715.574.0371

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<th>Sale Price</th>
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<td>Lease Rates</td>
<td>$1.10-$7/SF</td>
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<td>Buildings SF</td>
<td>2,760-21,168</td>
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### 1328 Curling Way, Wausau, WI

**Property Features**
- Income or development opportunity
- Manufacturing/warehouse
- 5.90 acres
- 2 contiguous parcels also available for sale - call for details

**GENE DAVIS** 715.574.0371

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>$595,000</th>
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<tbody>
<tr>
<td>Lease Rate</td>
<td>$1.90/SF NNN</td>
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<tr>
<td>Building SF</td>
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### 8115 Alderson Street, Weston, WI

**Property Features**
- Agricultural land for development
- 39 tillable acres, 4 wooded acres, 2 wetland acres, not in a floodplain
- Surrounded by residential developments of varying ages & types

**GENE DAVIS** 715.574.0371

<table>
<thead>
<tr>
<th>Sale Price</th>
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<tbody>
<tr>
<td>Acres</td>
<td>45.1</td>
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<tr>
<td>Zoning</td>
<td>RRE &amp; AP</td>
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</table>

### 2220 Holmgren Way, Green Bay (Ashwaubenon), WI

**Property Features**
- Ideally located for retail or office just one block east of South Oneida St. & 2 blocks north of Bay Park Square in busy Stadium District
- Highly visible site

**MARK DENIS, SIOR or ARLENE DENIS** 920.560.5092

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>$509,900</th>
</tr>
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<tbody>
<tr>
<td>Acres</td>
<td>1.67</td>
</tr>
<tr>
<td>Zoning</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

### 2700 Holmgren Way, Green Bay (Ashwaubenon), WI

**Property Features**
- Large corner parcel; highly visible site
- Ready for development with municipal sewer and water
- Numerous retail/commercial possibilities

**MARK DENIS, SIOR or ARLENE DENIS** 920.560.5092

<table>
<thead>
<tr>
<th>Sale Price</th>
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</tr>
</thead>
<tbody>
<tr>
<td>Acres</td>
<td>1.913</td>
</tr>
<tr>
<td>Zoning</td>
<td>Commercial</td>
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</table>

### Additional Information

- Office, Land & Industrial
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**AMY AVENUE** HARRISON, WI

**Property Features**
- Fast growing area off Calumet Street (KK) & Amy Avenue
- Retention pond on adjacent land which services both parcels
- Many potential uses

**GREG LANDWEHR, BPOR** 920.560.5037

**LOT 1** 2.54 AC  **SALE PRICE**  **$254,000**

**LOT 2** 0.45 AC  **SALE PRICE**  **$350,000**

**SOLD**

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**HWY CB & W COLLEGE AVENUE** GREENVILLE, WI

**Property Features**
- 5 lots remaining in Aerotech Corporate Campus

**MICHAEL PFEFFERLE, PRESIDENT** 920.560.5069

**LOT 1** 2.26 AC  **SALE PRICE**  **$394,000**

**LOT 6** 2.13 AC  **SALE PRICE**  **$185,000**

**LOT 7** 2.38 AC  **SALE PRICE**  **$312,000**

**LOT 8** 3.85 AC  **SALE PRICE**  **$316,000**

**LOT 5** 1.16 AC  **SALE PRICE**  **$101,000**

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**NEAR HWY 22 & 117** CECIL, WI

**Property Features**
- Prime development site located in high traffic area
- Access to & from site on State Hwy 117 & also S. Country Lane which both connect to State Hwy 22

**JOHN ROBERTS** 920.216.2554

**SALE PRICE**  **$1,250,000**

**ACRES**  **4.64**

**PARCEL NO.**  **201300180**

**SOLD**

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**ENTERPRISE AVE & INTERTECH DR** APPLETON, WI

**Property Features**
- One of the last professional office sites in Appleton Northeast Business Park
- Experienced developer will plan & design your space to fit your company image & goals

**PATRICK CONNOR, SIOR** 920.560.5074

**LEASE RATE**  **$18-25/SF NNN**

**ACRES**  **2.07**

**BUILDING SF**  **2,500-20,000**

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**4129 & 4139 W PROSPECT AVENUE** APPLETON, WI

**Property Features**
- Prime I-41/Prospect Ave intersection in Village of Fox Crossing
- Great location for office or retail
- Easy access to Interstate 41
- High traffic counts

**JOHN ROBERTS** 920.216.2554

**SALE PRICE**  **$1,400,000**

**ACRES**  **3.5**

**PARCEL NO.**  **121011301 & 121011305**

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**I-41 & S HWY 47 (RICHMOND ST)** APPLETON, WI

**Property Features**
- PREMIER retail/office opportunity
- 1.11 - 40 acres available
- Zoned Commercial & Agriculture
- Electricity, gas, sewer, telephone, cable at street

**BOB ROSSI** 920.560.5065

**SALE PRICE**  **$4-$10/SF**

**ACRES**  **62**

**MUNICIPALITY** Town of Grand Chute

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