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naipfefferle.com
### 8516 HIGHWAY 51 NORTH MINOCQUA, WI

**Property Features**
- Prime retail space
- 9,000 SF occupied by Dollar Tree
- 6,000 SF available to lease
- Part of Save More Foods Plaza
- High traffic counts/visibility

**JOHN EVANS** 715.574.2801

<table>
<thead>
<tr>
<th>Building SF</th>
<th>15,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sale Price</td>
<td>$1,495,000</td>
</tr>
<tr>
<td>Lease Rate</td>
<td>$42/SF NNN</td>
</tr>
<tr>
<td>Lease Rate NNN</td>
<td>$10/SF NNN</td>
</tr>
</tbody>
</table>

---

### 825 W FULTON STREET WAUPACA, WI

**Property Features**
- Former Shopko Hometown
- Remodeled in summer of 2012
- Located off Interstate 10 and Hwy 54
- Pylon and building signage available
- Ample paved and lighted parking

**NICK SCHMIDT** 920.560.5070 **ELIZABETH RINGGOLD** 920.560.5061

<table>
<thead>
<tr>
<th>Build</th>
<th>42,620</th>
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</thead>
<tbody>
<tr>
<td>Sale Price</td>
<td>$1,600,000</td>
</tr>
<tr>
<td>Lease Rate</td>
<td>$6/SF NNN</td>
</tr>
</tbody>
</table>

---

### 600 N WESTHILL BLVD APPLETON, WI

**Property Features**
- Retail/flex building
- Excellent location; great visibility
- Ample parking in front & back
- 4,142 SF warehouse
- 4,715 SF showroom

**AMY OELHAFEN** 920.560.5009

<table>
<thead>
<tr>
<th>Building SF</th>
<th>9,139 SF</th>
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</thead>
<tbody>
<tr>
<td>Sale Price</td>
<td>$697,000</td>
</tr>
<tr>
<td>Acres</td>
<td>0.99</td>
</tr>
</tbody>
</table>

---

### 10 E COLLEGE AVENUE, SUITE 125 APPLETON, WI

**Property Features**
- City Center Plaza
- Multi-use building contains both retail and office spaces
- Common conference room and break room

**AMY OELHAFEN** 920.560.5009 **MICHAEL PFEFFERLE** 920.560.5069

<table>
<thead>
<tr>
<th>Available SF</th>
<th>2,566</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lease Rate</td>
<td>$10/SF Gross</td>
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<tr>
<td>Building SF</td>
<td>190,000 SF 3-stories</td>
</tr>
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</table>

---

### 880 S ONEIDA STREET MENASHA, WI

**Property Features**
- The Shoppes at Waverly
- Build out dollars available
- Join TNT Fitness, Almost Family & Reliable Salon Resource Group
- Oversized pylon sign

**NICK SCHMIDT** 920.560.5070 **ELIZABETH RINGGOLD** 920.560.5061

<table>
<thead>
<tr>
<th>Available SF</th>
<th>1,000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Sale Price</td>
<td>$12/SF NNN</td>
</tr>
<tr>
<td>Parking</td>
<td>Ample</td>
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</tbody>
</table>

---

### 508 GRAND AVENUE SCHOFIELD, WI

**Property Features**
- Popular family restaurant (formerly Perkins) centrally located
- All equipment, fixtures and furniture included; accommodates 158 guests
- High visibility on well-traveled street

**ARK RHOWMINE** 715.297.1953

<table>
<thead>
<tr>
<th>Building SF</th>
<th>5,290</th>
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<tbody>
<tr>
<td>Sale Price</td>
<td>$485,000</td>
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<tr>
<td>Lease Rate</td>
<td>$4,000/Mo. NNN</td>
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</table>

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The information contained herein was obtained from sources believed reliable, however, NAI Pfefferle makes no guarantees, warranties, or representations as to the accuracy thereof; the presentation of this property is submitted subject to errors, omissions, change of price or other conditions, prior sale or lease, or withdrawal without notice.
1400 OSBORN AVENUE  OSHKOSH, WI

Property Features
• Tremendous opportunity for multi-family development
• Large wooded parcel located within minutes of Interstate 41
• Walkable to shopping & restaurants

SALE PRICE $288,180
ACRES 9.606
ZONED SMU (Suburban Mixed Use)

GREG LANDWEHR, SIOR  920.560.5037

SE CORNER OF KELSO/COUNTY J  KAUKAUNA, WI

Property Features
• Parcel A - ± 7 acres: $820,000
• Parcel B - ± 7 acres: $660,000
• Parcel C - ± 4 acres: $360,000
• Potential uses include: C-store, office, retail, hotel or restaurant

SALE PRICE $1,170,000
ZONED IPD (Industrial Park District)
PARCEL 2-1115

BOB ROSSI  920.560.5065

HWY CB & W COLLEGE AVENUE  GREENVILLE, WI

Property Features
• Professional setting for your business to flourish in Aerotech Corporate Campus
• Minutes from downtown Appleton and all major highway interchanges
• City sewer and water available

LOT 4 - 1.16 AC $101,000
LOT 6 - 2.13 AC $185,000
LOT 7 - 2.38 AC $312,000
LOT 8 - 3.85 AC $316,000

MICHAEL PFEFFERLE, PRESIDENT  920.560.5069

1260 & 1211 KRONENWETTER DR  KRONENWETTER, WI

Property Features
• Prime acreage available in Village of Kronenwetter Business Park
• Located in TIF District with easy access to I-39, Central Wisconsin Airport and Wausau metro area

LOT 1 (1260) SALE PRICE $529,000
ACRES 13.24
LOT 2 (1211) SALE PRICE $182,600
ACRES 4.15

JOHN EVANS  715.574.2801

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

Property Features
• Office or retail development land
• Rapidly growing suburb
• City sewer and water
• Great visibility
• Minimum divisible negotiable

SALE PRICE $6,598,000
ACRES ± 8
ZONED Commercial Business

MARK DENIS, SIOR OR ARLENE DENIS  920.560.5092

EISENHOWER DRIVE  APPLETON (TOWN OF BUCHANAN), WI

Property Features
• Retail/office land
• Last of the attractive sites on east side of Fox River Valley
• Easy access to Highway 441, S. Highway 10 and Interstate 41

SALE PRICE $1,422,234
ACRES 6.530
ZONED Local Commercial

BOB ROSSI  920.560.5065
I-41 & S HWY 47 (RICHMOND ST) APPLETON, WI

**Property Features**
- Premier retail/office opportunity
- High traffic counts of 62,000 vehicles per day on Interstate 41
- Neighbors: Navitus, Kwik Trip, Meijer, Union Credit Union & Culver’s (2019/2020)

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>Acres</th>
<th>Zoned</th>
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</thead>
<tbody>
<tr>
<td>$4-$10/SF</td>
<td>62</td>
<td>Commercial &amp; Agriculture</td>
</tr>
</tbody>
</table>

**BOB ROSSI 920.560.5065**

---

4330 W SPENCER STREET APPLETON, WI

**Property Features**
- Multi-tenant office space
- Amenities include: monument signage, partitioned offices, conferencing facility, reception area, storage space, kitchen and more

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>Lease Rate</th>
<th>Building SF</th>
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</thead>
<tbody>
<tr>
<td>$690,000</td>
<td>$12/SF NNN</td>
<td>5,738</td>
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</tbody>
</table>

**BOB ROSSI 920.560.5065**

---

736 W MAIN STREET HILBERT, WI

**Property Features**
- Great opportunity for redevelopment
- Excellent visibility
- Located in downtown Hilbert at busy intersection of Highways 32/57 and Highway 114

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>Acres</th>
<th># of Lots</th>
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</thead>
<tbody>
<tr>
<td>$565,000</td>
<td>0.92</td>
<td>5</td>
</tr>
</tbody>
</table>

**ALEX KREUL 920.560.5062 ELIZABETH RINGGOLD 920.560.5061**

---

1811 RACINE ROAD VILLAGE OF FOX CROSSING, WI

**Property Features**
- Two-story flex building
- Private offices, conference room, reception area with fireplace, spiral staircase leading to second floor, kitchenette, four-stall attached garage

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>Lease Rate</th>
<th>Building SF</th>
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<tbody>
<tr>
<td>$220,000</td>
<td>$2,400/Mo. NNN</td>
<td>2,760</td>
</tr>
</tbody>
</table>

**PATRICK CONNOR, SIOR 920.560.5074**

---

2101 N OLDE CASALOMA DRIVE GRAND CHUTE, WI

**Property Features**
- Multi-family land
- Lot 1 - 1.30 acres
- Lot 2 - 4.52 acres
- Next to $30 million youth sports facility, to be dubbed Fox City’s Champion Center

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>Acres</th>
<th>Zoned</th>
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<tbody>
<tr>
<td>$40,000/AC</td>
<td>5.82</td>
<td>Low Density Residential</td>
</tr>
</tbody>
</table>

**BOB ROSSI 920.560.5065**

---

1401 N RANKIN STREET APPLETON, WI

**Property Features**
- Meade Street Redevelopment opportunity; located in TIF 9
- Includes two office buildings
- Near Kwik Trip, BMO Harris Bank & ThedaCare Regional Medical Center

<table>
<thead>
<tr>
<th>Sale Price</th>
<th>Building SF</th>
<th>Zoning</th>
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</thead>
<tbody>
<tr>
<td>$750,000</td>
<td>17,200</td>
<td>C2 General Commercial District</td>
</tr>
</tbody>
</table>

**TOM FISK 920.560.5090 JOHN ROBERTS 920.560.5067**

---

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## 5207 Rib Mountain Drive, Rib Mountain, WI

**Property Features**
- Extremely flexible design
- Possibilities include: office, medical, premiere spa/healthcare, call center, education or church campus
- 99 parking spaces

**Gene Davis** 715.574.0371

<table>
<thead>
<tr>
<th><strong>SALE PRICE</strong></th>
<th>$1,882,620</th>
<th>$1,631,600</th>
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<tbody>
<tr>
<td><strong>BUILDING SF</strong></td>
<td>20,918</td>
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<tr>
<td><strong>ACRES</strong></td>
<td>2.62</td>
<td></td>
</tr>
</tbody>
</table>

## W6272 Communication Court, Appleton, WI

**Property Features**
- Beautiful Class A office building
- Currently 2 conference rooms, 9 large offices, break room, airlock entry, file area & flexible work space
- 2.04 acres; room for expansion

**Greg Landwehr, SIOR** 920.560.5037

<table>
<thead>
<tr>
<th><strong>SALE PRICE</strong></th>
<th>$625,000</th>
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<tbody>
<tr>
<td><strong>LEASE RATE</strong></td>
<td>$16/SF NNN</td>
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<tr>
<td><strong>BUILDING SF</strong></td>
<td>5,008</td>
</tr>
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</table>

## 69 S 8th Street, Hilbert, WI

**Property Features**
- Former bank in downtown Hilbert
- Drive-up window and ample parking
- Located on State Hwys 32/57, near intersection of Hwy 114 & Hwy 57
- High traffic counts; excellent visibility

**Alex Kreul** 920.560.5062 **Elizabeth Ringgold** 920.560.5061

<table>
<thead>
<tr>
<th><strong>SALE PRICE</strong></th>
<th>$400,000</th>
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<tbody>
<tr>
<td><strong>BUILDING SF</strong></td>
<td>2,475</td>
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<tr>
<td><strong>ACRES</strong></td>
<td>0.78</td>
</tr>
</tbody>
</table>

## 3802 Hummingbird Road, Rib Mountain, WI

**Property Features**
- Former bank in downtown Hilbert
- Drive-up window and ample parking
- Located on State Hwys 32/57, near intersection of Hwy 114 & Hwy 57
- High traffic counts; excellent visibility

**Gene Davis** 715.574.0371

<table>
<thead>
<tr>
<th><strong>SALE PRICE</strong></th>
<th>$495,000</th>
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</thead>
<tbody>
<tr>
<td><strong>LEASE RATE</strong></td>
<td>$12.50/SF NNN</td>
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<tr>
<td><strong>BUILDING SF</strong></td>
<td>3,600</td>
</tr>
<tr>
<td><strong>ACRES</strong></td>
<td>0.78</td>
</tr>
</tbody>
</table>

## 2210 E Evergreen Drive, Appleton, WI

**Property Features**
- Class A office space
- Private airlock entrance, security system, beautiful reception area with skylight, conference room, two private offices and break room

**Greg Landwehr, SIOR** 920.560.5037

<table>
<thead>
<tr>
<th><strong>LEASE RATE</strong></th>
<th>$2,023/ Month NNN</th>
</tr>
</thead>
<tbody>
<tr>
<td>** SUITE SIZE**</td>
<td>1,618 SF + full basement</td>
</tr>
<tr>
<td><strong>OFFICES</strong></td>
<td>2</td>
</tr>
</tbody>
</table>

## 222 W College Ave, 8th Floor, Appleton, WI

**Property Features**
- Class A office building
- Open office space; 5 elevators
- Extremely flexible floor plan
- Elegant, full-service board room - free of charge for tenants in building

**Amy Oelhafen** 920.560.5009 **Michael Pfefferle** 920.560.5069

<table>
<thead>
<tr>
<th><strong>LEASE RATE</strong></th>
<th>$21/SF Gross</th>
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</thead>
<tbody>
<tr>
<td><strong>AVAILABLE SF</strong></td>
<td>Up to 22,000</td>
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---

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3802-3808 STEWART AVENUE  WAUSAU, WI

**Property Features**
- Three parcels of investment property
- Acres #1: 0.77; #2: 1.06; #3: 1.81
- 2,982 SF office/storage bldg; 6,800 SF shop; 6,980 warehouse; 1,047 SF 2-BR house with full unfinished basement

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>SALE PRICE</td>
<td>$1,185,000</td>
</tr>
<tr>
<td>TOTAL ACRES</td>
<td>3.65</td>
</tr>
<tr>
<td>BUILDINGS</td>
<td>4</td>
</tr>
</tbody>
</table>

**GENE DAVIS** 715.574.0371

---

4307, 4309, 4317 STEWART AVENUE  WAUSAU, WI

**Property Features**
- Excellent investment opportunity
- Good cash flow & established tenants
- 3,552 SF available for lease
- Multi-purpose building with loading docks & drive-in garage doors

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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<tbody>
<tr>
<td>SALE PRICE</td>
<td>$1,095,000</td>
</tr>
<tr>
<td>LEASE RATE</td>
<td>$6.95/SF NNN</td>
</tr>
<tr>
<td>BUILDING SF</td>
<td>24,300</td>
</tr>
</tbody>
</table>

**JOHN EVANS** 715.574.2801

---

436 W GRAND AVENUE  ROSHLT, WI

**Property Features**
- Dollar General investment opportunity
- 6.85% CAP rate
- July 2019 lease commencement
- 15 years initial lease term
- $89,748 yearly rent

<p>| | |</p>
<table>
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</thead>
<tbody>
<tr>
<td>SALE PRICE</td>
<td>$1,310,190</td>
</tr>
<tr>
<td>BUILDING SF</td>
<td>7,500</td>
</tr>
<tr>
<td>ACRES</td>
<td>1.27</td>
</tr>
</tbody>
</table>

**MICHAEL PFEFFERLE, PRESIDENT** 920.560.5069

---

100 MENOMONIE STREET  RIDGELAND, WI

**Property Features**
- Dollar General investment opportunity
- 6.85% CAP rate
- September 2019 lease commencement
- 15 years initial lease term
- $77,564 yearly rent

<p>| | |</p>
<table>
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<tr>
<th></th>
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<tbody>
<tr>
<td>SALE PRICE</td>
<td>$1,132,315</td>
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<tr>
<td>BUILDING SF</td>
<td>7,500</td>
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<tr>
<td>ACRES</td>
<td>1.05</td>
</tr>
</tbody>
</table>

**MICHAEL PFEFFERLE, PRESIDENT** 920.560.5069

---

300 E 2ND STREET  MERRILL, WI

**Property Features**
- Possible multi-tenant investment opportunity; Class B office building
- 25 offices, large reception area and multiple storage rooms
- 6,608 SF lower level

<p>| | |</p>
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<tbody>
<tr>
<td>SALE PRICE</td>
<td>$450,000</td>
</tr>
<tr>
<td>LEASE RATE</td>
<td>$8.50/SF NNN</td>
</tr>
<tr>
<td>BUILDING SF</td>
<td>12,150</td>
</tr>
</tbody>
</table>

**ARK RHOWMINE** 715.297.1953

---

826 VANDERBRAAK STREET  GREEN BAY, WI

**Property Features**
- Industrial investment opportunity
- 9.6% CAP rate
- Long term tenant Badger Roll & Machine (7 1/2 yrs remaining on lease)
- NOI: $250,342.92

<p>| | |</p>
<table>
<thead>
<tr>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
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<td>$3,195,000</td>
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<tr>
<td>BUILDING SF</td>
<td>85,241</td>
</tr>
<tr>
<td>ACRES</td>
<td>3.165</td>
</tr>
</tbody>
</table>

**MARK DENIS, SIOR OR ARLENE DENIS** 920.560.5092

---

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

---

**PRICE REDUCED**

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

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**PRICE REDUCED**