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605, 609 & 613 SCOTT STREET  WAUSAU, WI
Property Features
• Investment property
• Two adjoining multi-level professional office buildings with separate entrances
• Building 1: 5,064 SF split-level
• Building 2: 6,842 SF main; 6,442 SF lower

SALE PRICE $895,000
LEASE RATE $7-$12.50/SF
YEARS BUILT 1968, 1980

GENE DAVIS 715.574.0371

5207 RIB MOUNTAIN DRIVE  RIB MOUNTAIN, WI
Property Features
• Extremely flexible design allowing a large number of possible uses including office, medical, premier spa and healthcare, call center, education or church campus

SALE PRICE $1,882,620
BUILDING SF 20,918
ACRES 2.62

GENE DAVIS 715.574.0371

600 S NICOLET ROAD  APPLETON, WI
Property Features
• Interstate 41 office opportunity
• Space has good mix of private offices & open area for work stations
• Attached 3-car, drive-thru garage
• Ample parking

LEASE RATE $14/SF NNN
AVAILABLE SF 11,248
ACRES 3.22

BOB ROSSI 920.560.5065

211 E ANN STREET  KAUKAUNA, WI
Property Features
• Investment Opportunity; 9.18% CAP rate
• Building currently leased by Goodwill as Donation Express site, but could easily be converted to auto repair/service facility as there are 3 bays

SALE PRICE $400,000
BUILDING SF 2,040
ACRES 0.52

ALEX KREUL 920.560.5062

W6214 AEROTECH DRIVE  GREENVILLE, WI
Property Features
• 2 story office building
• Open concept floor plans, fiber optics, large conference rooms & break room
• 2.15 acres; ample parking

SALE PRICE $3,750,000
LEASE RATE $11/SF NNN
BUILDING SF 31,225

MIKE PFEFFERLE 920.560.5069  TOM SCHEUERMAN 920.560.5068

1213 N SUPERIOR STREET  APPLETON, WI
Property Features
• Office building just off W. Wisconsin Ave.
• Several offices, conference rooms, ample storage, two fire resistant storage rooms & reception area
• Basement unfinished; ample parking

SALE PRICE $174,000
LEASE RATE $6/SF NNN
BUILDING SF 3,928

JOHN ROBERTS 920.216.2554

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**806 VALLEY ROAD** MENASHA, WI

Property Features
- Extremely motivated sellers!
- Well built & maintained office building
- 13,384 SF 1st floor; 9,085 SF lower level
- Divisible & easily repurposed for flex use, light industrial or climate controlled storage

**GREG LANDWEHR** 920.560.5037

SALE PRICE $995,000
LEASE RATE $4-$6/SF NNN
BUILDING SF ± 22,469

---

**1811 RACINE ROAD** VILLAGE OF FOX CROSSING, WI

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

**PATRICK CONNOR, SIOR** 920.560.5074

SALE PRICE $299,000
BUILDING SF 2,760
ACRES 0.34

---

**150 HOSPITAL ROAD** EAGLE RIVER, WI

Property Features
- Two-story office site with entrances and parking at each level
- Previously a medical clinic and for a short time the Eagle River Community Library

**JOHN EVANS** 715.574.2801

SALE PRICE $260,000
BUILDING SF 10,000
ACRES 1.95

---

**116 N APPLETON STREET** APPLETON, WI

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

**AMY OELHAFEN** 920.560.5009

SALE PRICE $159,900
LEASE RATE $15/SF Gross
AVAILABLE SF 1,770

---

**222 W COLLEGE AVE, 2ND FLOOR** APPLETON, WI

Property Features
- Class A office building designed with 10 floors of high ceilings, open office space and 5 elevators
- 243,000 rentable square feet with an extremely flexible floor plan layout

**AMY OELHAFEN** 920.560.5009

LEASE RATE $20/SF Gross
AVAILABLE SF (FLOOR 2) 2,500
BUILDING SF (10 FLOORS) 22,000 on each floor

---

**445 S MADISON STREET** GREEN BAY, WI

Property Features
- 11,700 SF two-story professional office building
- Equipped with elevator & basement storage available
- Ample parking on site

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

SALE PRICE $1,095,000
LEASE RATE $14.50/SF Mod. Gross
AVAILABLE SF 2,500-11,700

---

CLICK HERE TO VIEW ALL OUR LISTINGS AT: [naipfefferle.com](http://naipfefferle.com)
1758-1920 N CASALOMA DRIVE  APPLETON, WI

Property Features
- Retail/office space in Trasino Centre
- Located near Fox River Mall & Neuroscience Group Field
- Excellent, growing retail corridor
- Ample parking & signage available

ELIZABETH RINGGOLD 920.560.5061

---

506-508 HENRIETTE AVENUE  CRIVITZ, WI

Property Features
- Building 1: ±3,000 SF family restaurant/gift shop - can be sold fully equipped with original, old-fashioned soda fountain, counter and stools
- Building 2: 1,800 SF building

MARK DENIS, SIOR / ARLENE DENIS 920.560.5092

---

606 W MAIN STREET  WAUPUN, WI

Property Features
- Wide open retail space
- 1,200 - 6,000 SF available for lease
- 0.63 acres
- 36 parking stalls
- Strong demographics

ELIZABETH RINGGOLD 920.560.5061

---

400 N RICHMOND STREET  APPLETON, WI

Property Features
- Premium office and retail spaces at Richmond Terrace
- Located 1 block from downtown Appleton
- Ample on-site parking

ELIZABETH RINGGOLD 920.560.5061

---

506-508 HENRIETTE AVENUE  CRIVITZ, WI

Property Features
- Building 1: ±3,000 SF family restaurant/gift shop - can be sold fully equipped with original, old-fashioned soda fountain, counter and stools
- Building 2: 1,800 SF building

MARK DENIS, SIOR / ARLENE DENIS 920.560.5092

---

2670 JACKSON STREET  OSHKOSH, WI

Property Features
- Office, retail or development site
- Great corner lot with large retail building for lease
- Paved asphalt parking lot
- Zone C-2 Commercial

BOB ROSSI 920.560.5065

---

1740-1742 E MASON STREET  GREEN BAY, WI

Property Features
- Retail strip center
- Two buildings, each with available space for lease
- Ample parking
- Close to major retail development

ADAM MEYERS 920.560.5091  ALEX KREUL 920.560.5062

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<table>
<thead>
<tr>
<th>Property Features</th>
<th>LEASE RATE</th>
<th>SALE PRICE</th>
<th>AVAILABLE SF</th>
<th>BUILDING SF</th>
<th>ACRES - 2 PARCELS</th>
<th>PRICE REDUCED</th>
</tr>
</thead>
<tbody>
<tr>
<td>2030 E MASON STREET, GREEN BAY, WI</td>
<td>$14/SF NNN</td>
<td>$1,495,000</td>
<td>8,891</td>
<td>15,000</td>
<td>0.525</td>
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<tr>
<td>Property Features</td>
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<tr>
<td>• Eastgate Village Retail Strip Center</td>
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<tr>
<td>• Available space in 3 of 4 buildings</td>
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<tr>
<td>• 2030 E Mason St: 2,489 &amp; 3,185 SF</td>
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<tr>
<td>• 2042 E Mason St: 1,701 SF</td>
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<tr>
<td>• 737 Diane St: 1,516 SF</td>
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<tr>
<td>ADAM MEYERS 920.560.5091</td>
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<tr>
<td>8516 HIGHWAY 51 NORTH, MINOCQUA, WI</td>
<td>$12/SF NNN</td>
<td>$675,000</td>
<td>6,500</td>
<td>4,982</td>
<td>1.84</td>
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<tr>
<td>Property Features</td>
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<tr>
<td>• Prime retail space</td>
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<tr>
<td>• 9,000 SF occupied by Dollar Tree</td>
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<tr>
<td>• 6,000 SF available to lease</td>
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<tr>
<td>• 238+ paved, shared parking spaces</td>
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<tr>
<td>• Site part of Save More Foods Plaza</td>
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<tr>
<td>JOHN EVANS 715.574.2801</td>
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<tr>
<td>2521 S MEMORIAL DRIVE, APPLETON, WI</td>
<td>Negotiable</td>
<td>$499,000</td>
<td>6,500</td>
<td>4,700</td>
<td>0.525</td>
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<tr>
<td>Property Features</td>
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<tr>
<td>• Excellent retail/service building</td>
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<tr>
<td>• Interior open concept provides retail showroom opportunities with smaller office &amp; storage/work room at the rear</td>
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<tr>
<td>• Large pylon, awning &amp; billboard signage</td>
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<tr>
<td>BOB ROSSI 920.560.5065</td>
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</tr>
<tr>
<td>890 LAKE PARK ROAD, MENASHA, WI</td>
<td>$14/SF NNN</td>
<td>$675,000</td>
<td>6,500</td>
<td>4,982</td>
<td>1.84</td>
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<tr>
<td>Property Features</td>
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<tr>
<td>• Turn-key, upscale restaurant</td>
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<tr>
<td>• 100 plus parking spaces</td>
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<tr>
<td>• Half basement with office</td>
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<tr>
<td>• Includes beautiful outdoor patio, overlooking ponds &amp; fountains</td>
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<tr>
<td>ELIZABETH RINGGOLD 920.560.5061</td>
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<tr>
<td>2106 SCHOFIELD AVENUE, WESTON, WI</td>
<td>Negotiable</td>
<td>$495,000</td>
<td>18,000</td>
<td>4,700</td>
<td>0.51</td>
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<tr>
<td>Property Features</td>
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<tr>
<td>• Multiple retail suites available in most desirable Class A Weston Place</td>
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<tr>
<td>• Very attractive lease rates! First 3 months free occupancy; tenant responsible for utilities &amp; CAM</td>
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<tr>
<td>JOHN EVANS 715.574.2801</td>
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<tr>
<td>753 TRUMAN STREET, KIMBERLY, WI</td>
<td>$495,000</td>
<td>$395,000</td>
<td>18,000</td>
<td>4,700</td>
<td>0.51</td>
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<tr>
<td>Property Features</td>
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<tr>
<td>• Former CarX Repair Shop with 6 drive-in repair bays in large service area</td>
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<tr>
<td>• Small reception area</td>
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<tr>
<td>• Service area equipped with suspended gas heaters</td>
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<tr>
<td>TOM FISK 920.560.5090</td>
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</tbody>
</table>
1002 TRUMAN STREET  KIMBERLY, WI

Property Features
- Flex space industrial warehouse
- Located in Kimberly Business Park
- Large open produce display area
- Mezzanine features 150 lbs/sf loading capacity for extra heavy storage

LEASE RATE $4,800/MO NNN
AVAILABLE SF 8,180
ADDITIONAL SF 2,600 (secured mezzanine above office)

GREG LANDWEHR 920.560.5037  PAT CONNOR 920.560.5074

3800 N PROVIDENCE AVENUE  APPLETON, WI

Property Features
- 5,500 SF + 1,080 SF mezzanine
- 4,060 SF warehouse
- 1,440 SF office
- Within minutes of retail, restaurants and lodging

SUB-LEASE RATE $3,161/MO
LEASE RATE $6.90/SF NNN
BUILDING SF 11,500

PATRICK CONNOR, SIOR 920.560.5074

N1048 TECHNICAL DRIVE  GREENVILLE, WI

Property Features
- Excellent flex space
- 5 exterior docks; 4 drive-in doors
- 5 exterior levelators; 9 truck wells
- Private employee entrance with office
- 18’ sidewall height building

LEASE RATE $5,500/MO Gross
AVAILABLE SF 10,000
BUILDING SF 36,295

BOB ROSSI 920.560.5065

5530 NEUBERT ROAD  GRAND CHUTE, WI

Property Features
- Flex space in multi-tenant building
- Typical build-out office with reception, sprinklered shop, floor drain, forced air heat and mezzanine storage with florescent lighting

SALE PRICE $10/SF Gross
AVAILABLE SF 2,000-5,000
AVAILABLE SF 2,250

NICK SCHMIDT 920.560.5070

WITZEL AVE & OAKWOOD RD  TOWN OF ALGOMA, WI

Property Features
- Excellent development location!
- Zoned R-1ETZ (Single Family Extra Territorial District)
- Possibilities: multi-family, mixed use with commercial & assisted/senior living

SALE PRICE $832,500
ACRES ±18.5
TRAFFIC COUNTS 12,000 VPD

JOHN ROBERTS 920.216.2554

ROYAL SAINT PATRICK’S  WRIGHTSTOWN, WI

Property Features
- Parcels of various sizes and locations surrounding the Royal Saint Patrick’s Golf Course
- Bordering by I-41 to the west & County Hwy U (County Line Rd) to east

SALE PRICE $35,000-$110,000
ACRES 2.99 - 57.95
PARCELS AVAILABLE 6

TOM FISK 920.560.5090  PATRICK CONNOR 920.560.5074
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**HWY 114 & HWY 10** HARRISON, WI

Property Features
- 4.23 acres (2.77 acres, net buildable)
- Ideal for office, daycare, car wash or convenience store
- Adjacent to North Shore Golf Club
- Outstanding visibility from Hwys 10/114

GREG LANDWEHR 920.560.5037

**1165 APPLETON ROAD** MENASHA, WI

Property Features
- Excellent redevelopment opportunity for office or retail center
- TIF possibility
- Lot 4 - 0.34 acres also available for $112,000 (owned by City of Menasha)

MIKE PFEFFERLE, PRESIDENT 920.560.5069

**EAGLES NEST BOULEVARD** ROTHSCILD, WI

Property Features
- Active, developed area consisting of retail, office, lodging, food service, recreation, distribution, manufacturing & service industries
- All services available at curb

GENE DAVIS 715.574.0371

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

Property Features
- Prime Interstate 41/Prospect Avenue 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

**LAKE BUTTE DES MORTS DRIVE** OSHKOSH, WI

Property Features
- Great visibility from US Hwy 45
- Close to I-41 & US Hwy 45 interchange on northwest side
- Land is divisible; rezoning is possible
- Approx. 26 acres of development land

JOHN ROBERTS 920.216.2554

**2350 DICKINSON ROAD** DE PERE, WI

Property Features
- Commercial/retail land ready for development
- Sewer & water installed
- Zoning allows for many businesses from small to large in size

TOM FISK 920.560.5090

**PRICE REDUCED**

**PRICE REDUCED**

**PRICE REDUCED**

**PRICE REDUCED**

**PRICE REDUCED**

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