



OFFICES

Appleton

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

Green Bay

960 Hansen Road
Green Bay, WI 54304
920.884.5000

Sheboygan

3414 Mill Road
Sheboygan, WI 53083
920.783.6330

Wausau

327 N. 17th Avenue, Suite 303
Wausau, WI 54401
715.261.2922

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TO VIEW FEATURED PROPERTIES

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LAND
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BUSINESS
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122 E COLLEGE AVENUE, SUITE 106 APPLETON, WI

Property Features

- Beautiful, Class A office suite
- 3 private offices, open cubicle area, breakroom and kitchenette
- 1 passenger elevator, 1 freight elevator and 2 enclosed truck doors

SALE PRICE	\$650,000
LEASE RATE	\$20/SF Gross
AVAILABLE SF	6,121

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

NEW LISTING



200 WASHINGTON STREET, SUITE 120 WAUSAU, WI

Property Features

- Class A professional office condo-suite in the Wausau Gateway building
- 10 offices, large open office area, conference room, private restrooms
- Income: 2 rental offices included

SALE PRICE	\$725,000
BUILDING SF	5,686
YEAR BUILT	2004

ARK RHOWMINE 715.297.1953



1280 S VAN DYKE ROAD GRAND CHUTE, WI

Property Features

- Flex/office space
- Available suite consists of nicely built-out office area, training room, private restroom and separate entrance
- Flexible lease terms

LEASE RATE	\$9/SF NNN
AVAILABLE SF	960
BUILDING SF	5,685

TERESA KNUTH 920.427.9473



421-425 SOUTH MILITARY AVENUE GREEN BAY, WI

Property Features

- Attractive brick office building
- Located one block from West Mason St. Military Ave. intersection, near Beacon Center & Fox Communities Credit Union; Investment/owner user

SALE PRICE	\$540,000
BUILDING SF	13,000
ZONED	Commercial

JAMES WHEELER, CCIM 920.560.5093



344 STATE HIGHWAY 54 SEYMOUR, WI

Property Features

- Multi-tenant office building
- Space 2 (3,000 SF), formerly a dentist, which could be medical office space
- Each suite is separately metered and each tenant responsible for their utilities

SALE PRICE	\$585,000
LEASE RATE	\$12/SF Mod. Gross
BUILDING SF	5,188

TERESA KNUTH 920.427.9473

NEW LISTING



960 HANSEN ROAD GREEN BAY (ASHWAUBENON), WI

Property Features

- Professionally managed Class A office space in excellent location
- Many restaurants and retailers nearby
- One block from Brown County's main retail corridor

LEASE RATE	\$15/SF Gross
AVAILABLE SF	3,754
EXCELLENT ACCESS TO	I- 41 & Hwy 172

ADAM MEYERS 920.560.5091

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2215 & 2221 GRAND AVENUE WAUSAU, WI

Property Features

- Retail/office space available for lease in Grand Avenue shopping center
- Anchor stores are Firestone and Family Dollar
- High visibility and ample parking

LEASE RATE	\$8/SF NNN + CAM
AVAILABLE SF	11,340 & 3,064
BUILDING SF	35,000

ARK RHOWMINE 715.297.1953



815 W FULTON STREET WAUPACA, WI

Property Features

- Waupaca Woods Mall
- Long term tenants and strong demographics
- New roof in 2008, new electrical, HVAC and new restrooms

LEASE RATE	\$8/SF
AVAILABLE SF	3,465
PARKING	Ample

NICK SCHMIDT 920.560.5070 AMY PFEFFERLE OELHAFEN 920.560.5009



N3189 COUNTY ROAD SS TIGERTON, WI

Property Features

- Newly renovated turn-key bar & grill
- Includes all furniture, fixtures and equipment (new kitchen equipment)
- 2 walk-in coolers; ample parking
- 1,280 SF living quarter on 2nd floor

SALE PRICE	\$395,000
BUILDING SF	3,648
ACRES	1.08

JONATHAN GLASSCO 920.205.4849 ELIZABETH RINGGOLD 920.560.5061



3525 E CALUMET STREET APPLETON, WI

Property Features

- Retail space in Calumet Center
- Conveniently located on east side of Appleton with many national retailers
- High traffic counts
- Building signage available

LEASE RATE	\$15/SF NNN
AVAILABLE SF	2,477
BUILDING SF	23,622

ELIZABETH RINGGOLD 920.560.5061



EXPRESS, COMMERCE, JEFFERSON, MUELLER BONDUEL, WI

Property Features

- Fully improved commercial/industrial land for sale just off Highway 29 in newly created Business Park with convenient access to Green Bay, Appleton and Wausau

SALE PRICE	\$25,000 - \$85,000/lot
ACRES	11.67 total
ZONED	Industrial/Commercial

ADAM MEYERS 920.560.5091



GREEN STREET SHEBOYGAN, WI

Property Features

- Recently improved commercial lot in TID
- Ideal for 1) professional/medical office; 2) recreation/fitness, or 3) service business; ALTA survey available
- Rezoning to commercial expected

SALE PRICE	\$195,000
ACRES	1.34
ZONED	Currently Urban Residential

DANE CHECOLINSKI 920.344.8732

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W6651 SCHOOL ROAD GREENVILLE, WI

Property Features

- Tremendous opportunity for single family or possibly two-family development
- Close to shopping, restaurants, lodging and Pebble Ridge Park

SALE PRICE	\$2,446,400
ACRES	76.45
ZONING	Currently Agricultural

GREG LANDWEHR, SIOR 920.560.5037



COUNTY ROAD CB (MOON SHADOW DR) GREENVILLE, WI

Property Features

- Prime industrial/commercial site
- Located in TID 001
- Recent wetland delination
- Easy access to Highway 15 & I-41
- Shopping, dining and lodging nearby

SALE PRICE	\$915,000
ACRES	11.34
PARCEL #	111045400

JOHN ROBERTS, SIOR 920.215.2554



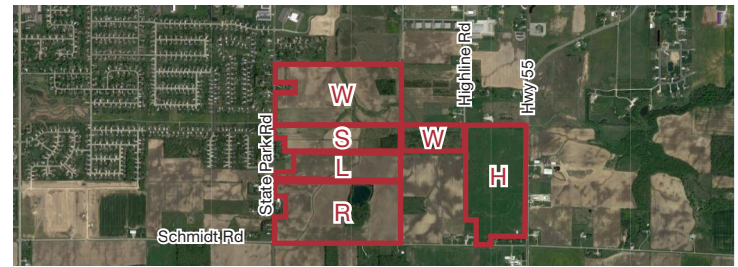
201120-201176 HIGHWAY 97 MARSHFIELD, WI

Property Features

- Prime development site
- Public sewer and water available by the City of Marshfield
- Conceptual land use study complete
- Near the Hamus Nature Preserve

SALE PRICE	\$2,395,000
ACRES	82.576
FRONTAGE WITH HWY 97	2,000 feet

TONY "T.J." MORICE 715.218.2900



STATE PARK RD, SCHMIDT RD, HIGHLINE RD HARRISON, WI

Property Features

- Prime large development site
- 12 parcels totaling ± 326.50 acres
- Future land is residential with a commercial component
- TIF incentives may be available

SEC. W - 98 AC	\$2,450,000
SEC. S - 38.26 AC	\$ 860,850
SEC. L - 35.84 AC	\$ 896,000
SEC. R - 78.84 AC	\$1,971,000
SEC. H - 75.50 AC	\$2,642,000

GREG LANDWEHR, SIOR 920.560.5037



GOLF LANE CASSIAN, WI

Property Features

- Residential development site
- Developer closeouts - all offers considered
- Quality, large lot to build your dream home on attractive Pinewood Golf Course

SALE PRICE	\$29,600
ACRES	2.27
ZONED	Residential

TONY "T.J." MORICE 715.218.2900



PLAZA ROAD KRONENWETTER, WI

Property Features

- 4 secluded home sites in forested area
- Close proximity to established neighborhoods
- Excellent opportunity for developers to establish a small subdivision

SALE PRICE	\$169,000
ACRES	9.34
LOCATED NEAR	I-39/Hwy 51

TONY "T.J." MORICE 715.218.2900

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Wausau, WI 54401

SOLD



335 E PULASKI STREET PULASKI, WI

Property Features

• Dollar General investment opportunity	SALE PRICE	\$1,660,142
• 5.50% CAP rate	BUILDING SF	9,100
• January 2022 lease commencement	ACRES	1.2
• 15 years initial lease term		
• \$92,968 yearly rent		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

SOLD



W6324 HWY 35 BAY CITY, WI

Property Features

• Dollar General investment opportunity	SALE PRICE	\$1,618,200
• 5.50% CAP rate	BUILDING SF	9,100
• November 2021 lease commencement	ACRES	1.25
• 15 years initial lease term		
• \$89,001 yearly rent		

AMY PFEFFERLE OELHAFEN, PRESIDENT 920.560.5009

NEW LISTING



3601 PATCH STREET STEVENS POINT, WI

Property Features

• Turn-key business for sale	SALE PRICE	\$952,000 (\$473,000 for business; \$479,000 for real estate)
• Esser's Point Glass, Inc. in operation for nearly 75 years	BUILDING SF	8,084
• 6,467 SF main shop; 1,083 SF; mezzanine; 0.753 acres		

ARK RHOWMINE 920.297.1953



4321-4323 8TH STREET S WISCONSIN RAPIDS, WI

Property Features

• Prime retail investment	SALE PRICE	\$3,050,000
• Walmart shadow center; multi-tenant retail with two buildings	4321 BUILDING SF	10,900
• 7% CAP rate with additional income potential	4323 BUILDING SF	10,900

JOHN ROBERTS 920.216.2554 ELIZABETH RINGGOLD 920.560.5061

NEW LISTING



7029 COUNTY ROAD A ST. NAZIANZ, WI

Property Features

• Former St. Nazianz Milling for sale	SALE PRICE	\$1,200,000
• Sale includes agricultural feed mill equipment, office, storage sheds and ingredient bins	OFFICE SF	884
• 3.0 acres	WAREHOUSE/MILL SF	3,216

DANE CHECOLINSKI 920.344.8732



50 W FERNAU AVENUE OSHKOSH, WI

Property Features

• 32,888 SF industrial space	SALE PRICE	\$2,200,000
• 5,462 SF first floor office	LEASE RATE	\$4.50/SF NNN
• 5,462 SF mezzanine	BUILDING SF	43,812
• Divisible to 25,000 SF		
• Opportunity for expansion		

TERESA KNUTH 920.427.9473 GREG LANDWEHR 920.560.5037

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1315 GILLINGHAM ROAD NEENAH, WI

Property Features

- Office building with production and shop area. Space can be reconfigured with less office and more warehouse space
- High visibility from Interstate 41

LEASE RATE	\$7/SF NNN
OFFICE/BREAK/ TRAINING SF	15,000
WAREHOUSE SF	5,000

JOHN ROBERTS, SIOR 920.216.2554



1810 COFRIN DRIVE GREEN BAY, WI

Property Features

- Warehouse space available 2/1/2022
- 125'x40'; up to 125'x280'
- Each unit has dock & overhead door
- Ceiling height is 24' at the eave
- Access to Interstate 43

LEASE RATE	\$6.75-\$7/SF Mod. Gross
AVAILABLE SF	5,000-35,000
BUILDING SF	35,000

JAMES WHEELER, CCIM 920.560.5093



6674 250TH STREET CADOTT, WI

Property Features

- Well-maintained 3 building self-storage facility
- 42 units; 6,000 total rentable SF
- 100% occupied
- Current rental rates below market levels

ASKING PRICE	\$320,000
BUILDING A SF	1,800
BUILDING B SF	1,800
BUILDING C SF	2,412
ACRES	1.30

JONATHAN GLASSCO 920.205.4849



3800 N PROVIDENCE AVENUE APPLETON, WI

Property Features

- Well-located office/warehouse/flex space available
- 3,250 SF office; 2,750 SF warehouse
- Air lock entrance, large break and conference rooms

LEASE RATE	\$5,325/Mo. NNN
AVAILABLE SF	6,000
BUILDING SF	11,500

GREG LANDWEHR, SIOR 920.560.5037



3146 MARKET STREET GREEN BAY (ASHWAUBENON), WI

Property Features

- Warehouse space with six offices and conference room
- One loading dock; one overhead door (14x10); outside storage
- Easy access to Interstate 41

LEASE RATE	\$6.50/SF NNN
AVAILABLE SF	20,000
OFFICE SF	2,500

JAMES WHEELER, CCIM 920.560.5093



1420 KRONENWETTER DRIVE KRONENWETTER, WI

Property Features

- Medical/Vet/Flex Space
- Large lot for expandability
- Interstate I-39 visibility
- Multiple offices with water & cabinets
- Radiant in-floor heat with A/C

SALE PRICE	\$419,000
LEASE RATE	\$8.95/SF NNN
BUILDING SF	4,000

TONY "T.J." MORICE 715.218.2900

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