

1804/1826 Brooks Street



Vander Zanden
REAL ESTATE COMPANY, LLC
Commercial Real Estate



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INFORMATION

Occupied By: Vacant
Zoning: General Industrial, which
allows for manufacturing use.

Construction: Block (metal siding)
Condition: Average
Stories: One (1)
Site Size: 255' x 125'

DESCRIPTION

Building Size: 14,400 (no office)
Dimensions: 120 x 120
Utilities: Paid by Tenant
Overhead Doors: 2 (14 x 10)
Ceiling Height: 16' clear

A/C: None
Heat: Gas Modine (not operative)
Truck Docks: None
Drain/Sewer: 2 (two), no plumbing.
Power: Single phase, 120 volt, building is insulated.

TERMS

Rent: \$1.75 per square foot annually. Real Estate taxes are included in rent.
Net Taxes: Building only occupies half of the site. \$5,969.50 (2008)
Tax Parcel: 21-1220-1

Seller financing available: Land Contract or Second Mortgage

ASKING PRICE \$258,000

COMMENTS

Located in North East Green Bay just off Deckner Avenue. 14,400 square foot warehouse could be divided or contiguous. Features two overhead doors, sewer type drains. Currently vacant, was last used as a dry storage. Small 3,000 s.f. building not operative.

CONTACT

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This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

Green Bay, WI 54301

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