

# 1848 Brooks Street



Vander Zanden  
REAL ESTATE COMPANY, LLC  
Commercial Real Estate



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## INFORMATION

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

Construction: Block (metal siding)  
Condition: Average  
Stories: One (1)  
Site: 202' x 200'

## DESCRIPTION

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Building Size: 21,000 (4,800 is shop)  
Dimensions: Shop is 60' x 80'  
Warehouse is 90' x 180'  
Utilities: Paid by Tenant  
Overhead Doors: 2 (14'x16') and  
2 (14'x12')  
Ceiling Height: 16'-18' clear

A/C: None  
Heat: Gas Modine, Shop Only.  
Truck Docks: None  
Drain/Sewer: 2 (two)  
Power: Single phase 240/120 volts  
Warehouse power is fed from shop. No heat,  
insulation or plumbing in the warehouse.

## TERMS

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Rent: \$2.00 per square foot annually. Real Estate taxes are included in rent.  
Net Taxes: Building only occupies half of the site. \$9,053.20 (2008)  
Tax Parcel: 21-1220-3

## COMMENTS

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Located in North East Green Bay just off Deckner Avenue. 16,200 square foot warehouse is  
attached to 4,800 s.f. shop. Features four overhead doors, sewer type drains.

Seller financing available: Land Contract or Second Mortgage

**ASKING PRICE \$425,000**

## CONTACT

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**920.437.9797 Phone**

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.