

# 2100 Riverside Drive – Village of Allouez

**SALE**



**SALE**

VANDER ZANDEN REAL ESTATE CO., LLC  
COMMERCIAL REAL ESTATE

**920-437-9797**

## SITE

Approximately 2 acre site with 254 feet fronting the Fox River. Site is exceptionally landscaped and paved with approximately 120 parking stalls.

## IMPROVEMENTS



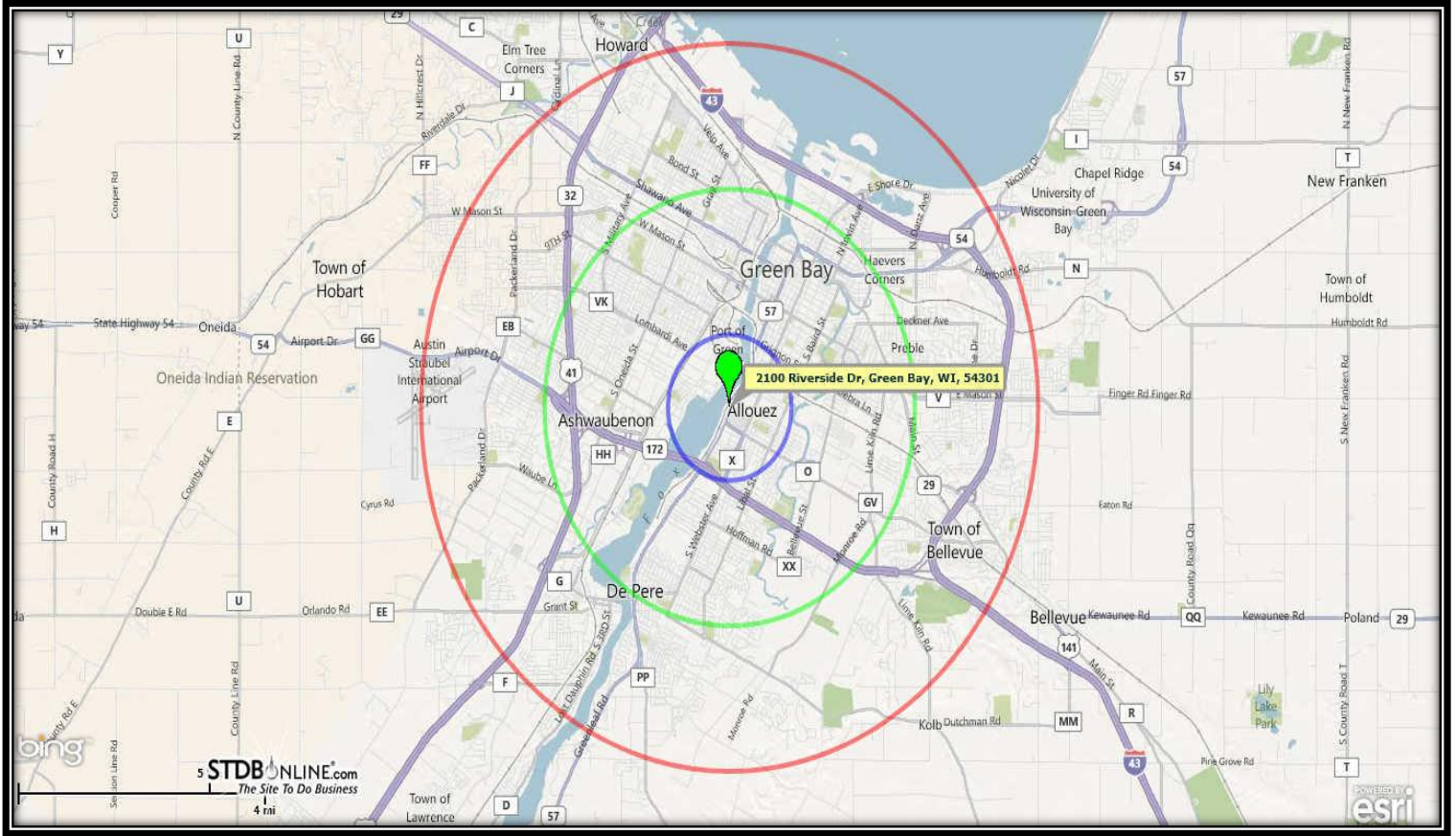
**ASKING \$2,650,000**

The building is approximately 15 years old and is of concrete, frame and stucco construction. Contains a total of 42,354 square feet (3 floors of 14,118 s.f.). Other amenities are 2 bathrooms per floor with showers, large atriums, elevator and fully handicapped access, class A construction and interior finish.

## INFORMATION

- ® Zoned: Business
- ® Parcel # AL-62
- ® 2011 Taxes: \$63,022.40
- ® Income and expense on file.

[www.vanderzanden.net](http://www.vanderzanden.net)



	1 mile radius	3 mile radius	5 mile radius
<b>2010 Population</b>			
Total Population	5,556	85,134	166,655
Median Age	43.7	35.7	35.2
<b>2010 Income</b>			
Median HH Income	\$61,789	\$51,269	\$54,312
Average HH Income	\$70,505	\$59,426	\$62,502
<b>2010 Households</b>			
Total Households	2,348	35,650	68,453
Average Household Size	2.27	2.29	2.35

JRT RENT ROLL  
 UPDATED 11/02/2011

GROSS AREA 45,000 SF

TENANT	SQ FT	\$/SF/YR w/o JAN	MONTHLY W/O JAN	JAN SERV.	TOTAL RENT/MO	LAST ADJUST.	TERM	EXP DATE	ANN. DATE	ANNUAL RENT ADJUST.	EXTENTION
SOMERVILLE	15370	\$11.26	\$14,422	\$1,409	\$15,831	Oct '09	5	DEC 31, 2015	AUG 31	CPI	3-1 yr
P & S Investments	6592	\$15.50	\$8,515	\$687	\$9,202	July '09	5	June 30, 2014	FEB 1	CPI	1 - 3 YR
KAPUR	1383	\$0.00	\$1,700	Included	\$1,700		3	July 15, <del>2014</del> <sup>2014</sup>	July 16	CPI	NONE
FAMILY PRACTICE	2940	\$0.00	\$0		\$4,154			Terminated July 2009			
UNRENTED - 1ST FLOOR SOUT	5785	\$0.00	\$0	\$0	\$0						
UNRENTED - 2nd Floor NE	3200	\$0.00	\$0	\$0	\$0						
UNRENTED - 2nd Floor NW	1923	\$0.00	\$0	\$0	\$0						
<b>TOTALS</b>	37193	\$27	\$24,637	\$2,096	\$30,887						