

**SALE**

**211 S. Monroe Avenue  
Green Bay, Wisconsin**

**SALE**

**VANDER ZANDEN REAL ESTATE CO., LLC  
COMMERCIAL REAL ESTATE  
920-437-9797**



## SITE

The improved site is 9,932 square feet. There is approximately 60 feet frontage on South Monroe and 10 site parking stalls in the rear. Included in the sale is an additional paved parking lot which is accessible off of Doty Street and is approximately 3,200 square feet containing 10 parking stalls.

## IMPROVEMENTS

The two story brick veneer/wood frame structure was originally built in 1934 and totals 6,528 square feet above grade. There is a full basement that is partially finished.

The interior is nicely finished as Class A professional offices and is in excellent condition with newer carpet throughout.



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## IMPROVEMENTS

Roof: Shingle front / Built up flat rear.

Power: Two electric, 100 amp. Service (one on each floor).

Mechanicals: Furnace is gas hot water radiant heat. There are also electric baseboard heaters on the second floor. There are two roof mounted central air forced units and additional wall mounted units.

## SITE INFORMATION

Zoning: B-2, Commercial

Tax ID: 14-443 and 14-427

2010 Taxes: \$7,011 and \$332

Assessed Value: \$294,300 and \$14,800



## COMMENTS

Is centrally located in downtown Green Bay. Most recently was open as a title company and attorney offices. Build out is unique and the building has been very well maintained and landscaped.

**ASKING \$459,000.00**

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