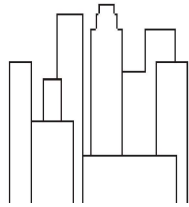


118 SOUTH ADAMS STREET



VANDER ZANDEN
REAL ESTATE COMPANY, LLC
Commercial Real Estate Specialists



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SITE

Located in the heart of downtown Green Bay, across from Brown County Courthouse and City Hall. Close to everything downtown.

The Site is located in the 100 block of South Adams Street.

The Site includes a paved parking lot located three (3) parcels south on South Adams (see attached Plat) with 30 parking spots. The building measures 60 feet along South Adams and 159 feet deep. There is also a parking lot easement on the parking lot north of the building for an additional 30 spots of daytime parking only.

IMPROVEMENTS

The building is a three-story of brick-concrete frame construction consisting of approximately 26,100 square feet, approximately 8,700 gross square feet per floor. The floors are reinforced concrete planks, having been originally built in 1925 for use as a car dealership. There is one set of restrooms on each floor. Each floor of this building is serviced by two (2) of the six (6) rooftop gas-fired heating units. There is a partial basement.

The first floor is currently leased to Schreiber foods and contains a kitchen area. The entrance is decorative concrete floor with a stairway which leads to the second floor which is currently vacant. The third floor is built out as Class "A" Professional Office and is currently vacant. The third floor is exclusively accessed by a private elevator.

COMMENTS

The entire site is sprinklered and all tenants have 400-amp three-phase power. Each Tenant is separately metered for gas, electricity and water, the second floor water only metered to Schreiber. There are three elevators; one cargo, currently not in use; one third floor; and one second floor. There is one main entrance stairway to second floor and two (2) fire escapes. There is a total sixty (60) parking stalls (30 in the North Lot and 30 in the South Lot).

Asking \$2,099,000.00

PARCEL INFORMATION

Tax Parcel No. 12-130

Current Assessment: To be determined.

118 South Adams Street

2008 Taxes: To be determined by assessor
due to property being re-parcelled.

Tax Parcel No. 12-188

Current Assessment: \$90,600

132 South Adams Street

2007 Taxes: \$2,059.00

Current Rental Income

Suite 102 (Schreiber Cheese) 1st floor: \$80,400.00 annually

Parking Lot: \$1,200/monthly, \$18,000.00 annually

2nd and 3rd floors are vacant.

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.