425 South Adams Street - Downtown Green Bay

FOR SALE

Vander Zanden
Real Estate Company, LLC
Commercial Real Estate Specialists

SITE

Located in the heart of Downtown Green Bay, the Site measures 140 feet frontage on South Adams Street by a depth of 165 feet or approximately one-half acre on land. The Site is newly landscaped and paved, accommodating thirty-four (34) parking stalls in freshly resealed lot. There is also ample two-hour parking on South Adams.

IMPROVEMENTS

The building is bi-level brick built in 1969 and contains approximately 7,068 square feet per floor for a total 14,136 square feet. Alarm system, new common area carpeting, paint and wallpaper render this building in excellent shape. The upper floor contains five (5) tenants, the lower floor contains two (2) tenants, bathrooms and a kitchen/break area. The roof was new in 2002 and mechanicals 1996.

Lease Space	Lease Rate	Lease Term
2,176 square feet	$21,760.00	September 30, 2009
540 square feet	$6,900.00	Month-to-Month
321 square feet	$4,200.00	Month-to-Month
874 square feet	$9,000.00	December 14, 2005
3,070 square feet	Vacant	
3,000 square feet	$41,400.00	December 31, 2010
1,200 square feet	$11,400.00	December 31, 2008

2008 GROSS $124,960.00

PARCEL INFORMATION

Tax Parcel 13-99 2009 Taxes: $16,181.30

ASKING $975,000.00

CONTACT

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Green Bay, Wisconsin 54301
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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.