

314 S. Madison- Downtown Green Bay, Wisconsin



VANDER ZANDEN
REAL ESTATE COMPANY, LLC
107 S. Madison Street
Green Bay, WI 54301
920-437-9797



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SITE

The site measures 60 feet fronting South Madison Street by a depth of 165 feet or 9,900 s.f. The site is almost completely paved with rear parking lot which accommodates 16 vehicles. There is also onsite metered parking.

IMPROVEMENTS

The building is of Masonry construction with a stucco exterior. The structure was built in 1962 and remodeled several times over the years and is in excellent condition. The building would be considered Class "A" office. The building is serviced by two gas forced air – central air units, 3 phase 240 volt – 200 amp. electric, central vac, alarm system and a partial basement. The interior consists of several offices, reception area, conference room and one bathroom on the main floor. The basement contains a bathroom, break room and storage. Total square footage is 2,496 square feet on the main floor and 728 square feet in the basement.

COMMENTS

ZONING: Office – Public Services
ASSESSED VALUE: \$239,800
TAX PARCEL: #13-111
2010 REAL ESTATE TAXES: \$5,700.40.

Lease Rate \$2,083.00 per month plus real estate taxes \$475.00 and insurance, plowing and lawn care.

ASKING PRICE \$250,000

CONTACT

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