

## 2020 Riverside Drive- Village of Allouez

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



### SITE

---

Situated on the Fox River with panoramic view and 212 feet frontage on the river. There is a total of 1.95 acres, 103 parking stalls and the site is well landscaped.

### IMPROVEMENTS

---

The subject is a full masonry structure consisting of 4 floors and a total of 22,174 s.f. The entire 4<sup>th</sup> floor is occupied by "Eve's" restaurant with the balance of the space being offices which could be used also for retail. The building is serviced by two large HVAC units, 3 phase electric, elevator and dumb waiter. There are also two bathrooms on each floor. The building is approximately 36 years old.

### COMMENTS

---

Tenant: See rent roll in file and income and expense report.

Income and Expense: Current gross rental income is \$174,120. Estimated expenses \$139,922. Net income before debt reduction and depreciation \$34,200. There are 3 vacancies totaling 5,500 s.f.

Tax Parcel: #AL-52

Assessed Value: \$1,250,000

2009 real estate tax: \$24,104.80

**ASKING PRICE \$990,000**

### CONTACT

---

VANDER ZANDEN REAL ESTATE COMPANY, LLC  
107 SOUTH MADISON STREET  
GREEN BAY, WISCONSIN 54301

920.437.9797 Phone  
920.437.3011 Fax

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

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.

F  
O  
R  
S  
A  
L  
E