

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 4th 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: \$1,100,000.00

2011 real estate tax: \$21,379.30

ASKING PRICE \$890,000

CONTACT

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