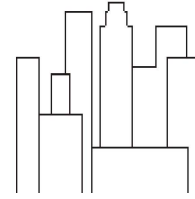


# HERITAGE ROAD & SLATE WAY - TOWN OF LEDGEVIEW

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VANDER ZANDEN  
REAL ESTATE COMPANY, LLC  
Commercial Real Estate Specialists

## SITE

Approximately .71 acres of land with 139' fronting Slate Way and 206' fronting Heritage Road. The site is approximately two blocks east of Highway PP and Heritage Road, adjacent to the East De Pere Business Park with excellent traffic count. The site is landscaped and blacktopped.

## IMPROVEMENTS

Built in 2000 and classified as Class "A" retail mall, the building consists of an approximate 6,000 square feet and is of masonry and steel construction. Currently divided into two spaces, the interior finish is above-average.

Space One is 2,700 square feet and is occupied by a karate school. Under lease until August 31, 2013, the current rental rate is \$1,995.26 per month or \$23,943.00 per year plus utilities. Rental increases of 2% per year.

Space Two is 3,300 square feet and is vacant. Formerly, occupied by a tanning salon. For lease at \$2,250.00 per month with tenant paying utilities only with negotiable terms.

Based on current rental rates, the gross income is projected at approximately \$50,943 less expenses of \$8,600 for a net income of approximately \$42,343.00 annually for a 10.5% rate of return.

## PARCEL INFORMATION

Parcel No. D-50-3                      2007 RE Taxes: \$7,801.60                      Assessment: \$411,300

*Asking \$400,000*

## CONTACT

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107 S. Madison Street  
Green Bay, Wisconsin 54301

**920-437-9797**

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.