

# 1734-1750 East Mason Street 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 -**

There are three (3) parcels of land which combined, equal approximately 3.1 acres of land. There is 266 feet fronting East Mason Street and 444 feet fronting Schwartz Street. The site is partially landscaped and contains a large blacktop parking lot with driveway access on both sides.

## **IMPROVEMENTS -**

There are a series of buildings situated on the property described as follows:



### **1740 East Mason Street (rear strip mall):**

7,500 square foot frame and masonry building with pitched roof and aluminum siding. Serviced by four (4) one hundred amp electric services, gas heat, central air-conditioning.

Currently, the building is divided into five (5) suites of 1,500 square feet each and are occupied as follows:

Beauty Salon occupies 1,500 square feet.  
Pay Day occupies 1,500 square feet.  
4,500 square feet are currently vacant.

### **1742 East Mason Street (center strip mall):**

9,000 square foot frame and masonry building with pitched Roof and aluminum siding. Serviced by four (4) one hundred amp electric services, gas heat, central air conditioning.

Currently, the building is divided into three (3) suites and occupied as follows:

Vacant 7,200 square feet.  
Hazuka Chiropractic occupies 1,800 square feet.



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### **Rear Warehouse:**

4,680 square foot structure built in 1998.  
The building is insulated with minimal heat and 16' ceiling height.  
There are two (2) 14' x 10' overhead doors.

### **Mini Warehouse:**

There are two mini-warehouse complexes. The easterly warehouse contains 6 bays measuring 10' x 22' with 9' x 7' overhead doors. The westerly warehouse contains 6 bays measuring 10' x 24' and 5 bays measuring 12' x 28' with 9' x 7' overhead doors. These structures were built in 2002 and measure 1,386 and 3,276 square feet.



### **PARCEL, ASSESSMENT AND EXPENSE INFORMATION**

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Tax Parcel: 21-1344-1; 21-1344-4 and 21-1344-7  
2009 Taxes: \$36,432

Zoned: 1<sup>st</sup> & 2<sup>nd</sup> Business  
2009 Insurance: \$3,500

**ASKING \$1,300,000**

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