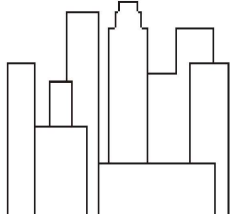


# 423 DOUSMAN STREET - DOWNTOWN GREEN BAY



VANDER ZANDEN  
REAL ESTATE COMPANY, LLC  
Commercial Real Estate



FOR

LEASE

## INFORMATION

<b>Space Avail:</b> 4,400 s.f.	<b>Occupied by:</b> Exclusive Company
<b>Construction:</b> Masonry	<b>Age:</b> Older
<b>Condition:</b> Good	<b>Zoning:</b> Business
<b>Stories:</b> One (1)	<b>Parking:</b> Metered lot in rear

## DESCRIPTION

<b>A/C:</b> TBD	<b>Parking:</b> Metered lot in rear
<b>Heat:</b> Paid by Tenant	<b>Electric:</b> Paid by Tenant
<b>Water:</b> Paid by Landlord	<b>Snow:</b> Snow removal paid by Tenant, no lawn care.

## TERMS

4,400 s.f. space \$7.50 per square foot per year - minimum three (3) years.

## COMMENTS

Excellent Retail location on the southeast corner of Dousman and Chestnut Streets in the revitalized Broadway District. Final Rental Rate will depend on extent and cost of any remodeling or build out provided by Landlord. Traffic count is 11,000 vehicles per day on Dousman Street.

## CONTACT

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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.