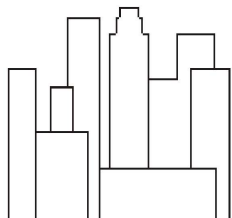


# 425 South Military Avenue



VANDER ZANDEN  
REAL ESTATE COMPANY, LLC  
Commercial Real Estate Specialists



**F  
O  
R  
  
L  
E  
A  
S  
E**

## INFORMATION

<b>Occupied by:</b>	Vacant /Month-to-Month	<b>Size - 6 spaces available:</b>	Several could be contiguous.
<b>Construction:</b>	Brick - 1-story		- 658 sq ft
<b>Zoning:</b>	Business		- 720 sq ft
<b>Parking:</b>	Brick - 1-story		- 700 sq ft
			- 875 sq ft
			- 1,392 sq ft
<b>Condition:</b>	Good		- approximately 1800 sq ft suite w/frontage - will divide

## DESCRIPTION

<b>Janitorial:</b>	Paid by Landlord	<b>Lawn/Snow:</b>	Paid by Landlord
<b>Heat:</b>	Paid by Landlord	<b>A/C:</b>	Paid by Landlord
<b>Electric:</b>	Paid by Tenant	<b>Water:</b>	Paid by Landlord

## TERMS

<b>Rent:</b>	Asking \$9.00/s.f. gross "as is" - includes janitorial.
<b>Terms:</b>	Negotiable - Owner is seeking a minimum Lease Term of three to five years. Lease is full service.

## COMMENTS

Multi-tenant professional building site offers good exposure to heavy traffic counts and access to Highway 41. Excellent frontage facing Military.

## CONTACT

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

**920.437.9797 Phone**

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.