

# 2190 South Ashland Avenue

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## LOCATION

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Ashwaubenon – along Ashland Avenue. Excellent exposure. Traffic counts are 23,600 daily.

## SITE

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The site is approximately 2.5 acres, improved with 2 buildings (see attached). The parking lot is fully blacktopped. Neighborhood is commercial/retail.

## BUILDING

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The one story 4,040 square foot pre-engineered metal building was built in 1999. The building is in excellent condition. Currently built out as a large showroom with some warehouse in the rear.

**Sewer Drain:** Yes

**Overhead Door:** Yes

**Bathroom:** One

**Central Vacuum:** Yes

**Power:** Single Phase, 200 amp.

**Ceiling Height:** 14 feet

**Heat:** Gas Forced Air / Gas modine

**C/A:** Yes

**Office:** 1 (one) with lunch room

**Tax Parcel:** VA-89-4

**Assessed Value:** \$844,500

**2010 Taxes:** \$15,831.80 (\$500 per month is approximate tenant portion)

## COMMENTS

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Site has excellent exposure along South Ashland in Ashwaubenon. Building could be used for numerous retail trades. Parking in front for customers is more than ample. Site and building are clean, crisp, and very well maintained.

## CONTACT

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