

# 1804/1826 Brooks Street



Vander Zanden  
REAL ESTATE COMPANY, LLC  
Commercial Real Estate



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## INFORMATION

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Occupied By: Vacant  
Zoning: General Industrial, which  
allows for manufacturing use.

Construction: Block (metal siding)  
Condition: Average  
Stories: One (1)  
Site Size: 255' x 125'

## DESCRIPTION

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Building Size: 14,400 (no office)  
Dimensions: 120 x 120  
Utilities: Paid by Tenant  
Overhead Doors: 2 (14 x 10)  
Ceiling Height: 16' clear

A/C: None  
Heat: Gas Modine (not operative)  
Truck Docks: None  
Drain/Sewer: 2 (two), no plumbing.  
Power: Single phase, 120 volt, building is insulated.

## TERMS

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Rent: \$1.75 per square foot annually. Real Estate taxes are included in rent.  
Net Taxes: Building only occupies half of the site. \$6,112.80 (2011)  
Tax Parcel: 21-1220-1

Seller financing available: Land Contract or Second Mortgage

**ASKING PRICE \$195,000.00**

## COMMENTS

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Located in North East Green Bay just off Deckner Avenue. 14,400 square foot warehouse could be divided or contiguous. Features two overhead doors, sewer type drains. Currently vacant, was last used as a dry storage. Small 3,000 s.f. building not operative.

## CONTACT

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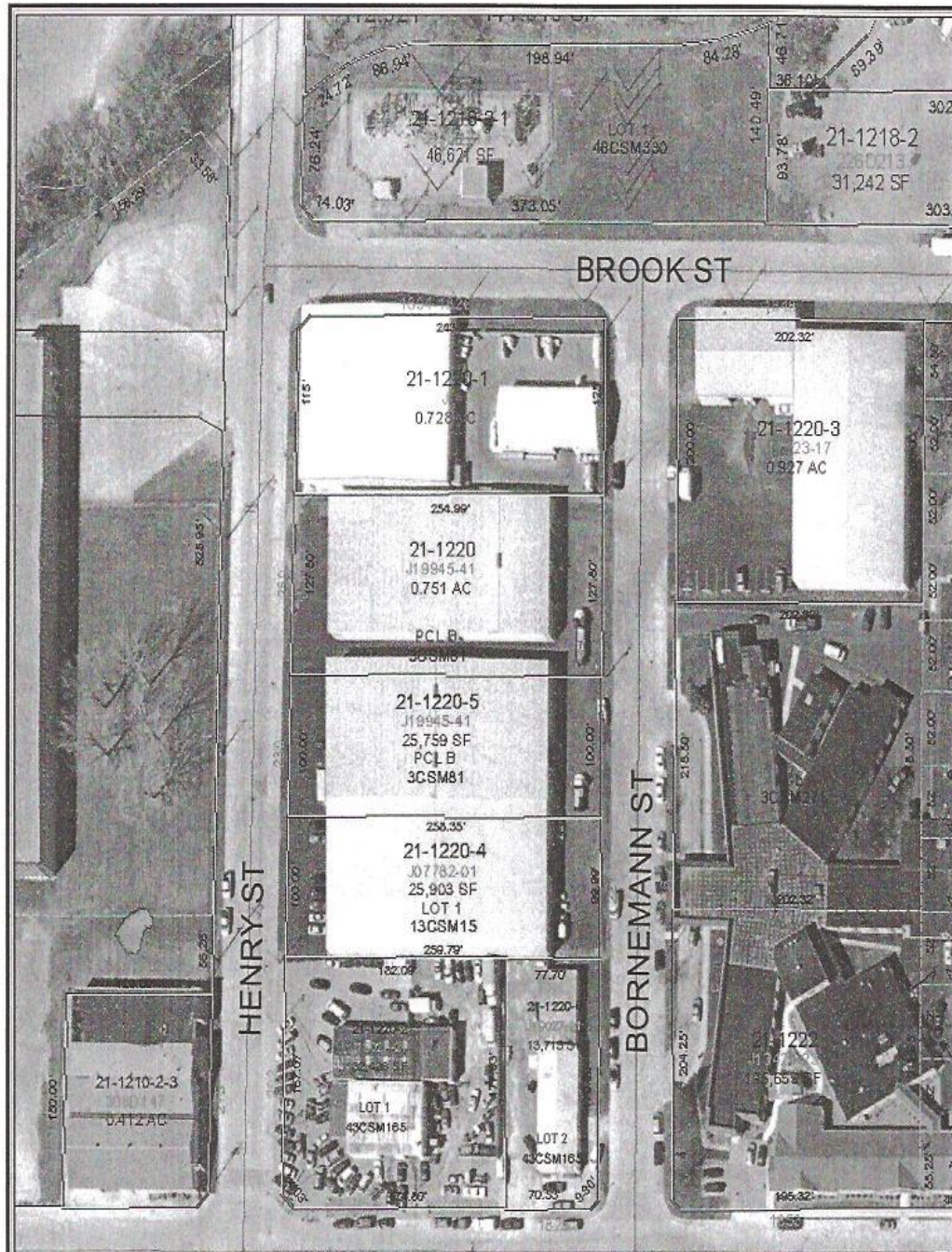
**Vander Zanden Real Estate Company, LLC**  
107 South Madison Street, Green Bay, WI

[www.vanderzanden.net](http://www.vanderzanden.net)

**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.

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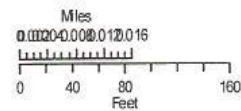


Part Of Brown County Wisconsin

A map symbol legend is available at:  
[www.gis.co.brown.wi.us](http://www.gis.co.brown.wi.us)

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Aerial Photo  
 date & resolution  
 April 2006 - 6 inch



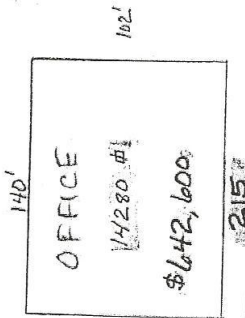
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6/17/2003

ADDRESS

Total SQUARE FEET 106,700 GREEN BAY, WISCONSIN  
REPLACEMENT COST



215'

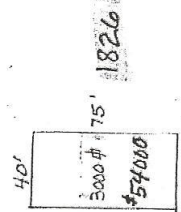
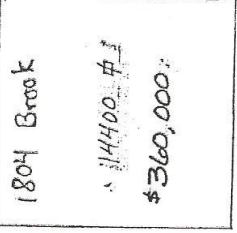
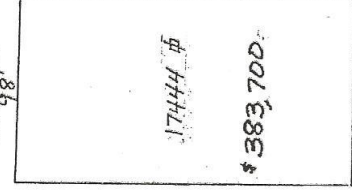
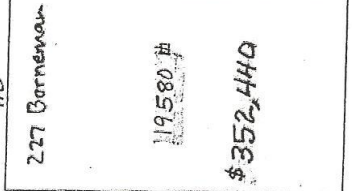
N. HENRY STREET

230 N. 98'

250 N. 98'

110'

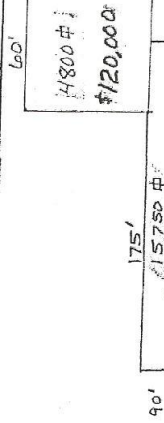
178'



227

MILLS STREET

BORNEMAN STREET



Buildings Value \$2,642,440

1848 Brook  
\$346,000

4800 sq ft  
\$120,000

BROOK STREET

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