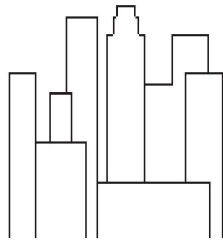


1734-1750 EAST MASON STREET, GREEN BAY

FOR
SITE
SALE



VANDER ZANDEN
REAL ESTATE COMPANY, LLC
Commercial Real Estate Specialists



1734 East Mason Street

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 streets.

IMPROVEMENTS

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

1734 East Mason Street (pictured above): 10,850 sf building of frame and steel construction with flat built up roof. Building is serviced by heavy electrical supply, gas heat and is partially air-conditioned and contains two (2) overhead doors and bathrooms. Currently split 7,460/3,390 s.f. Will divide.



1740 East Mason Street

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.

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.

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 6,400 square feet.

Hazuka Chiropractic occupies 1,800 square feet.

Myrik Communications occupies 800 square feet.



1742 East Mason Street



Rear Warehouse

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 Warehouses:

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 sf.



Mini Warehouses

PARCEL, ASSESSMENT AND EXPENSE INFORMATION

Tax Parcels:	21-1344-1; 21-1344-4 and 21-1344-7	Zoned:	1 st & 2 nd Business
2006 Taxes:	34,514.80	2004 Insurance:	\$3,496.00
2004 Water:	\$2,190.00	2004 Maintenance:	\$3,000 (aprox.)

ASKING \$1,600,000

CONTACT

VANDER ZANDEN REAL ESTATE COMPANY, LLC

107 S. Madison Street -Green Bay, Wisconsin 54301

920-437-9797

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.

1734-1750 East Mason Street - Green Bay, Wisconsin

Income & Expense

1734 East Mason Street (tenants pay utilities except water):

Vacant	7,460 sf. x \$5.00/s.f. NNN =	\$37,300.00 annually
Vacant	3,390 sf. x \$5.00/s.f. NNN =	\$16,950.00 annually

1740 East Mason Street (tenants pay utilities except water):

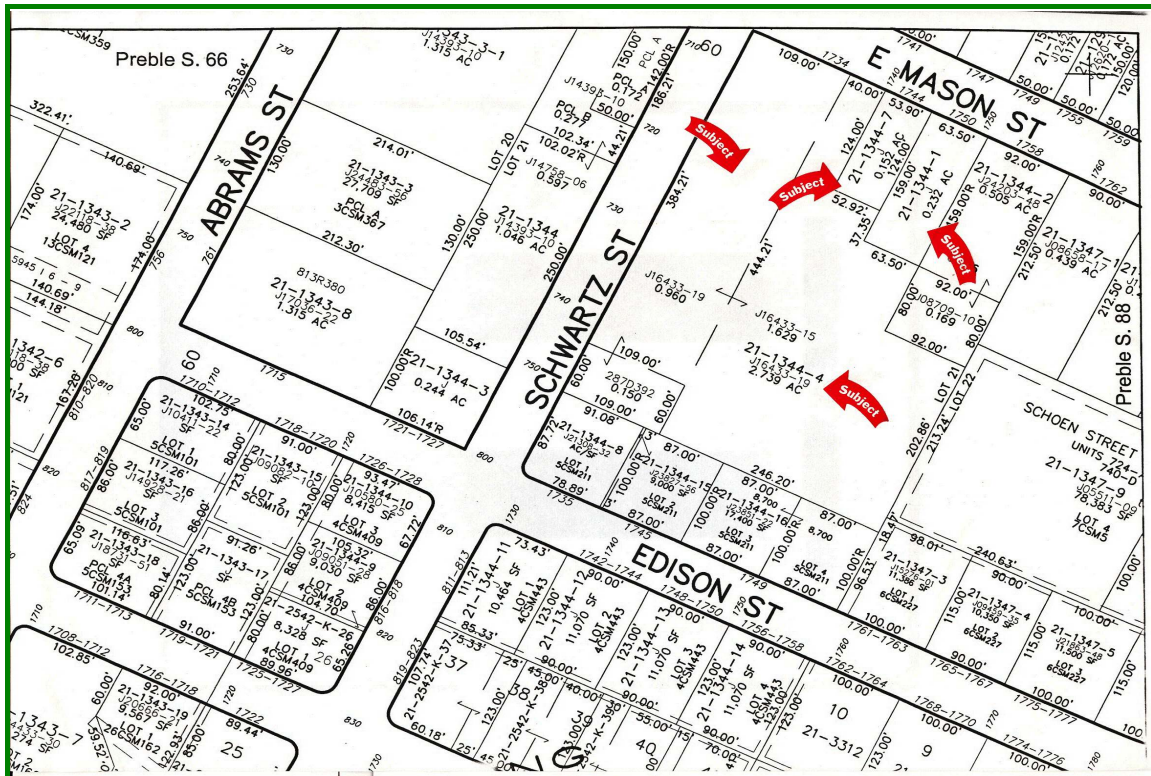
Beauty Salon (month-to-month)	1,500 sf. x \$6.50/sf. =	\$9,750.00 annually
Vacant	1,500 sf. x \$8.00/sf. =	\$12,000.00 annually
Pay Day (7-31-08)	1,500 sf. x \$9.44/sf. =	\$14,160.00 annually
Vacant	3,000 sf. x \$8.00/sf. =	\$24,000.00 annually

1742 East Mason Street (tenants pay utilities except water):

Hazuka Chiropractic:	1,800 sf. x \$10.60/s.f. =	\$19,080.00 5/31/07
Myrik Communications:	800 sf. x \$6.00/sf. =	\$4,800.00 M2M
Vacant:	6,400 sf. x \$6.00/sf. =	\$38,000.00 annually

Warehouses:

Rear Warehouse	Projected 4,680 sf. x \$2.75/s.f. =	\$12,870.00 annually
Mini Warehouse	Projected \$55-\$60-\$80/mo.	\$12,240.00 annually



Estimated Gross Annual Income: \$201,550
Estimated Expenses: \$ 50,000

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.