

500 Walnut and Madison Street



VANDER ZANDEN
REAL ESTATE COMPANY, LLC
107 S. Madison Street
Green Bay, WI 54301
920-437-9797



SITE

The site measures 159' x 132' and is paved with 24 on site parking stalls. Additional parking is available.

IMPROVEMENTS

The structure is of brick and frame construction with a metal mansard façade built in 1950 and remodeled several times over the years. The roof is newer with most areas being 3-4 years old. The building is serviced with 3 phase wiring and nine separate heating and air conditioning units. All utilities are separate and paid for by the tenants. There is currently 5 rental units with only one small vacancy of 1000 square feet. The total square footage of the entire building is 12,500 square feet.

ADDITIONAL COMMENTS

Gross income in 2007 was \$102,670.
Gross expenses in 2007 were \$20,356.
Net income before debt services \$82,314.

ASKING PRICE \$825,500

*Owner is a licensed real estate broker.

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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