

F O R S A L E

FULLY LEASED!

408-410 W. Wisconsin Ave., Appleton



This property consists of two attached buildings with three separate premises. Located on Wisconsin Avenue, one of Appleton's busiest retail corridors, this well-maintained, quality constructed property is for sale at a 8.5% cap rate!

If you're looking for an excellent location with great visibility at a reasonable price then this opportunity is for you. Includes large private parking lot so parking will not be a problem even after 2010 when on-street parking is scheduled to be eliminated.

## KEY FACTS

**Lot:** 21,344 SF .49 Acres

**Building:** 9,545 sf Total  
 A) 3,965 SF-410 W. Wisconsin  
 B) 2,300 SF-408 1/2 W. Wisconsin  
 C) 3,280 SF-408 W. Wisconsin

**Utilities:** Sewer, Water, Natural Gas

**HVAC:** Gas-forced air, Central air

**Zoned:** Commercial C-2

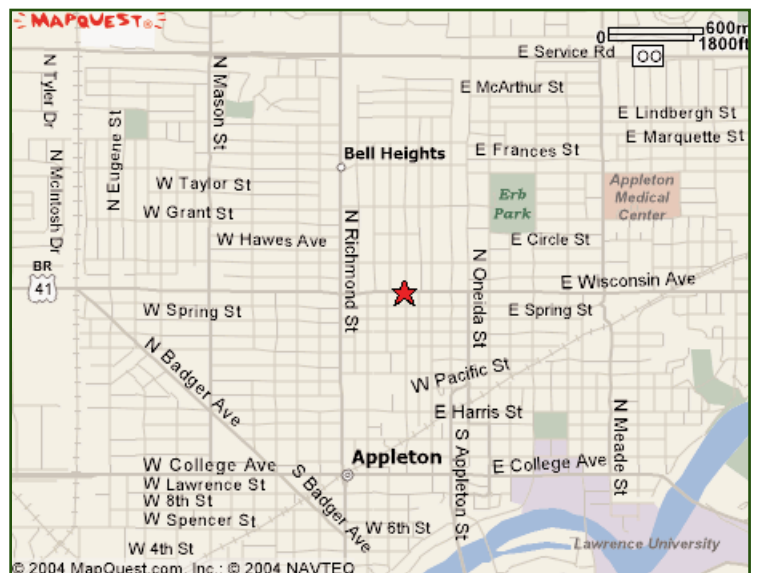
**Traffic Counts:** 18,000 cars per day

**Taxes:** \$9,282.58 (2006)

**Year Built:** 410-1990, 408-1977

**Price:** \$529,000

**Call for further information.**



**MEERDINK**  
**& ASSOCIATES, INC.**

Brokers, Developers & Managers of Business Real Estate

4351 W. COLLEGE AVENUE, APPLETON, WI 54914

(920) 734-0099 PHONE (920) 739-4322 FAX

pgubbels@meerdink.com