

INVESTMENT

F O R S A L E

FIDELITY BANK BUILDING

1500 N. Casaloma Drive, Appleton



KEY FACTS

- *Building Size: 65,000 sf
- * Floors: 4 plus lower level
- * Parking: 175 cars
- * Floor Plate: 12,386 sf
- *Features:
 - Superior Location
 - Professional management
 - Shared Conference Center and Meeting room
 - Strong tenant roll

Asking Price: \$4,200,000

Located just north of the Fox River Mall, this Class A office building is in the heart of the action with easy access to Highway 41, the airport and the booming Grand Chute commercial area. This building is home to the Fidelity Bank, WPS, WOZZ and other well-known tenants.

A large engineering company recently vacated its space in the building to move to its own new building. This presents the opportunity for a new owner to either occupy a large portion of the building and generate income from the existing tenants or to continue to operate the building as a totally leased building. The anchor tenant is Fidelity National Bank with assets of over \$100,000,000. The bank occupies the entire 1st floor, about 10,500 sf.



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