

INVESTMENT PROPERTY

F O R S A L E

CORNER LOCATION

402 W. Wisconsin Avenue, Appleton



This building is located on the northwest corner of Wisconsin Avenue and Division Street in the City of Appleton. This is an excellent location for office, retail or commercial use. Wisconsin Avenue is a high traffic area and this property has great visibility.

KEY FACTS

Lot: 7,440 sf

62' frontage x 120' deep

Building: Approx. 5,600 sf plus partial basement.

Utilities: Sewer, Water, Natural Gas.

HVAC: Gas forced air, Central air.

Zoned: Commercial C-2

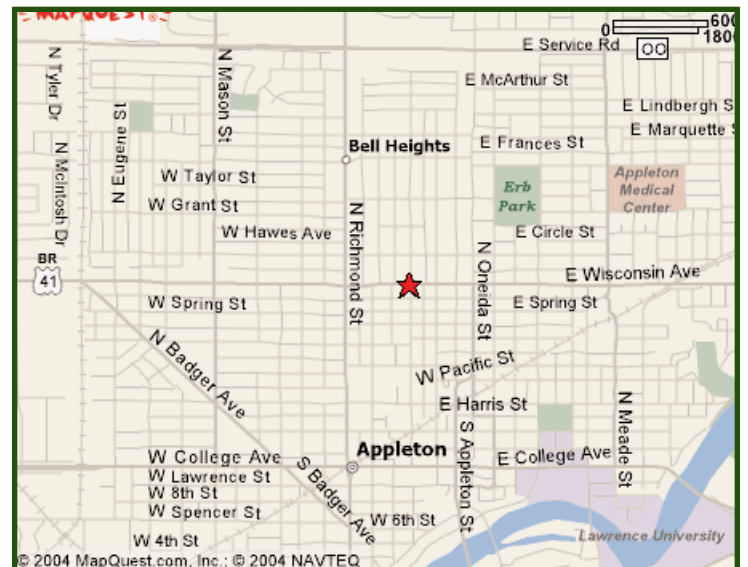
Traffic Counts: 18,000 cars/day

New Roof: 2002

New Blacktop: 2003

**Price: \$194,900-Real Estate Only,
Business Not For Sale**

Call for further information.



**MEERDINK
& ASSOCIATES, INC.**

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