



Fond du Lac
920-923-4433

Oshkosh
920-235-0095

Fox Valley
920-202-8360

Green Lake
920-294-0121



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885 WESTERN AVE FOND DU LAC WI 54935-3874

\$179,900 MLS# 50177980

Listed by: Adashun Jones, Inc.

Est. Monthly Payment

(Based on 10% down payment)
15 yr. mortgage: \$1,238.60
20 yr. mortgage: \$1,024.32
30 yr. mortgage: \$820.37

A Smart Business Move! Control your future and make a really sound business investment by owning this business condo with 2 suites, one currently rented with a gross rent of \$10,560. Cover your maintenance expenses, lawn and snow, condo dues, and reduce your overhead while gaining a highly visible business location. Owner occupy or buy as a real estate investment to rent out. Approximately 623 sq ft for suite 400 (rented) and 960 sq ft for suite 450 (available). Parking lot post sign space available with purchase or lease. Great parking with solid anchor tenants/business owners surrounding this space. One of Fond du Lac's most trafficked locations off Hwy 41 and Hwy 23 exit.

FEATURES

County
Muni.
Acreage
Source of Acreage Info
Zoning
Taxes (2005)
Total Sq. Ft.
Age/Year Built
Exterior Finish
School Dist.
Business Type:
Foundation:
Easements:

Fond du Lac
City of Fond du Lac
0.19
Assessor/Public Record
Commercial
3,567
1,888
1993
Wood/Wood Shake/Cedar
Fond du Lac
Office
Poured Concrete
Unknown

AMENITIES

Type.
Heating/Cooling
Waste
Water
Misc. Exterior
Commercial/Industrial
Central A/C, Forced Air
Municipal Sewer
Municipal Public Water
Pole Sign, Sprinkler Wet

INCLUSIONS / EXCLUSIONS

Inclusions: None
Exclusions: Seller's Personal Property

DIRECTIONS

Hwy 41 and 23 exit to E Pioneer Rd. to Western Ave., East to address.



This information, provided by seller, listing broker, and other parties, may not have been verified
In our opinion the information on this sheet is true but not guaranteed, and is subject to change or correction at any time.

