

Investment Opportunity - Stabilized Multi-Tenant Flex Building

FOR SALE

• 1280 S Van Dyke Rd | Appleton, WI



Industrial | Building Size: 5,685 SF | Land .86 AC

Interstate 41 Flex Building



Opportunity to acquire a fully occupied, four tenant flex building located in Appleton, WI. The building sits directly along Interstate 41, providing excellent visibility and access. Strong tenant mix with excellent occupancy history at the building.



FULLY OCCUPIED CASH FLOWING INVESTMENT OPPORTUNITY

- Brand new parking lot in 2019
- Long-standing tenant history with majority of tenants in building for past 20 years
- Recent lease extensions • Located just south of Fox River mall commercial corridor
- Close proximity to Interstate 41/W College Ave and Interstate 41/W Prospect Ave diamond interchanges.

PROPERTY DESCRIPTION

| | |
|---------------------------|----------------------------------|
| Address: | 1280 S Van Dyke Rd, Appleton, WI |
| Rentable Building Area: | 5,685 SF |
| Site Area: | 0.86 Acres |
| Parcels: | 10-1-1383-03 & 10-1-1383-04 |
| Year Built: | 1987 |
| Leased: | 75% (3 Tenants) |
| Y1 NOI (as of 10/1/2020): | \$41,945 |

Asking Price **\$399,000**

Price PSF: **\$70.18**

Cap Rate: **10%**

Existing Tenants:



GREEN BAY 111 N. Washington St. #400 Green Bay, WI 54301 (920) 434.7800
FOX CITIES 100 W. Lawrence St #214 Appleton, WI 54911 (920) 830.9646

Mike Maedke
(920) 360.7100
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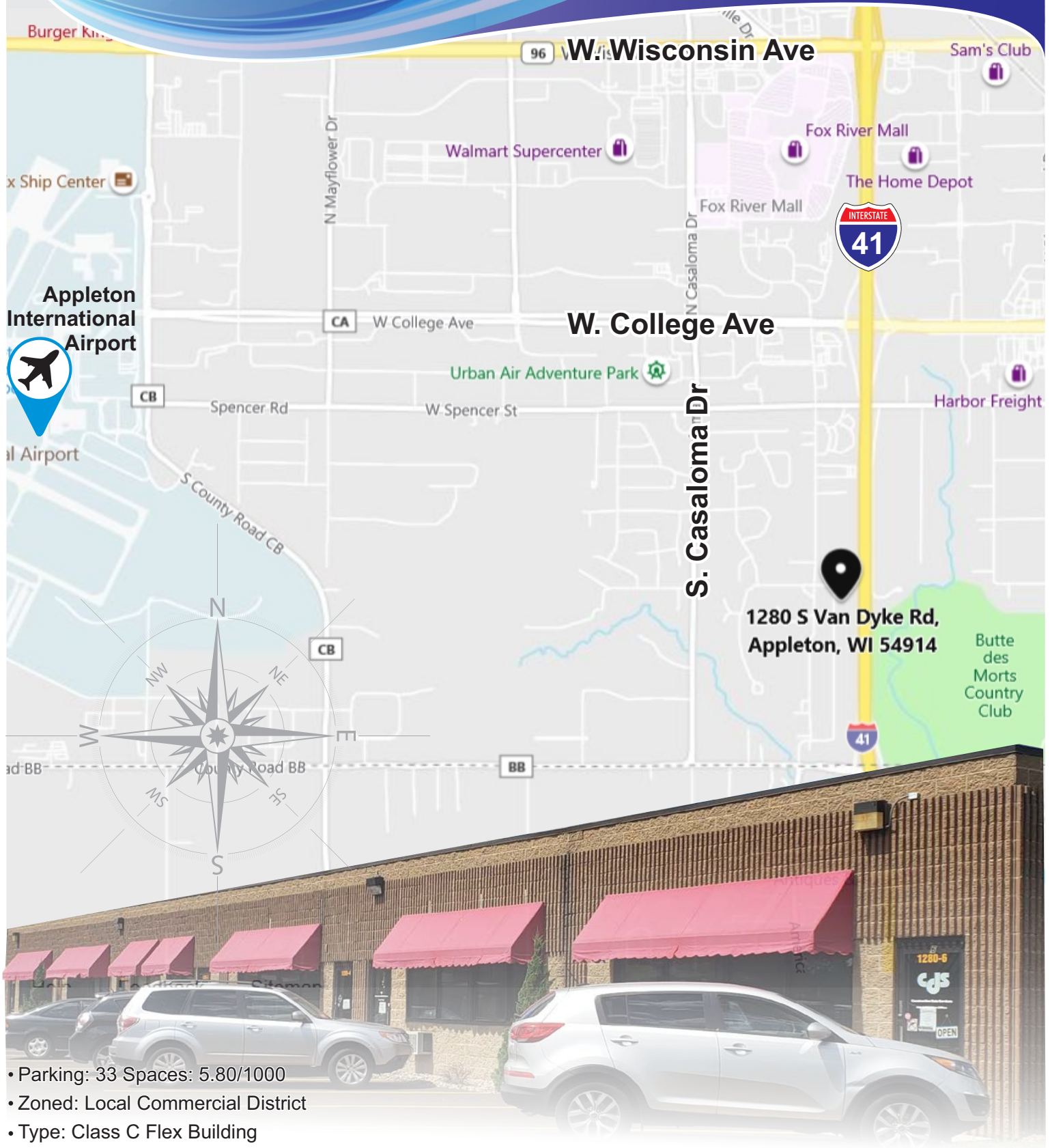
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**COMMERCIAL
HORIZONS**
INC.
Development & Brokerage



- Parking: 33 Spaces: 5.80/1000
- Zoned: Local Commercial District
- Type: Class C Flex Building
- Built: 1987

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