



 1175 N Westhill Blvd, Appleton, WI 54914

For Lease



HIGHLIGHTS:

- Prime location and signage visibility
- 14,100 sq.ft building
- 32 parking spaces
- 24,000+ daily vehicle traffic
- 7.5% cap rate (based on recently expired lease)

Local Business

- Sams Club
- Fleet Farm
- Comfort Suites
- PetSmart



\$140,925
\$9.95/SF/YR

David Baehr
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www.baehrinc.com



Description



Introducing a prime listing in the Fox Valley, offering an unbeatable location on a vacant Home Depot out-lot with close proximity to Hwy 41, Sam's Club, and Fleet Farm. This property is unrestricted in height and benefits from the neighboring Comfort Suites, known for its consistently low vacancy rates. With a freestanding 14,100 sq.ft. building, and 32 parking spaces, seize the opportunity for exceptional signage visibility in this high traffic area. Experience great exposure with Westhill (22,200 cars/day) and W Wisconsin (24,400 cars/day) passing by. The building features, freshly polished concrete floors, a 12x12 overhead door with a clearance height of 14' to 16'. Based on a recently expired lease, this property offers a cap rate of 7.5%. Don't miss out on this extraordinary opportunity in a highly desirable and prime location.

Details

Asking Price	\$1,995,000
Subtype	Storefront
Price/Sq Ft	\$141.49
Year Renovated	2022
Stories	1
Lot Size (acres)	1.27

Property Type	Retail
Square Footage	14,100
Units	1
Buildings	1
Permitted Zoning	G2
Parking (spaces)	32

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