



# Automotive Building For Sale

1988 E Mason St  
Green Bay, WI 54302

29,268 SF BUILDING ON 3.9 ACRES  
FORMERLY BERGSTROM AUTOMOTIVE

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# PROPERTY SUMMARY

1988 E MASON ST GREEN BAY, WI 54302



## Property Summary

Price:	\$3,200,000
Address:	1988 East Mason Street Green Bay, WI 54302
Building SF:	29,268
Lot Size:	3.90 Acres
Access:	Mason St / August St / Diane St
Frontage:	550' on Mason St
Traffic Count:	16,700 VPD (WiDOT)
Signal Intersection:	US HWY 141
Utilities:	All Municipal Services
Zoning:	C2 (Highway Commercial)
OH Doors:	20

## Property Overview

Located at 1988 East Mason Street in Green Bay, WI, this highly visible commercial property is offered at \$3,200,000 and features a 26,427 square foot building situated on a 3.90-acre lot. With 550 feet of frontage along Mason Street and access from Mason, August, and Diane Streets, the site offers excellent accessibility and exposure in a high-traffic corridor with 16,700 vehicles per day (WiDOT).

Zoned C2 (Highway Commercial), the property is fully served by municipal utilities and is positioned at a signalized intersection with US Highway 141, making it ideal for a range of commercial uses.

The building is configured for showroom, office, and service operations, including 20 overhead doors, and is well suited for automotive, contractor, or equipment-based businesses seeking a strategic and flexible location.

**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
Madison, WI 53711

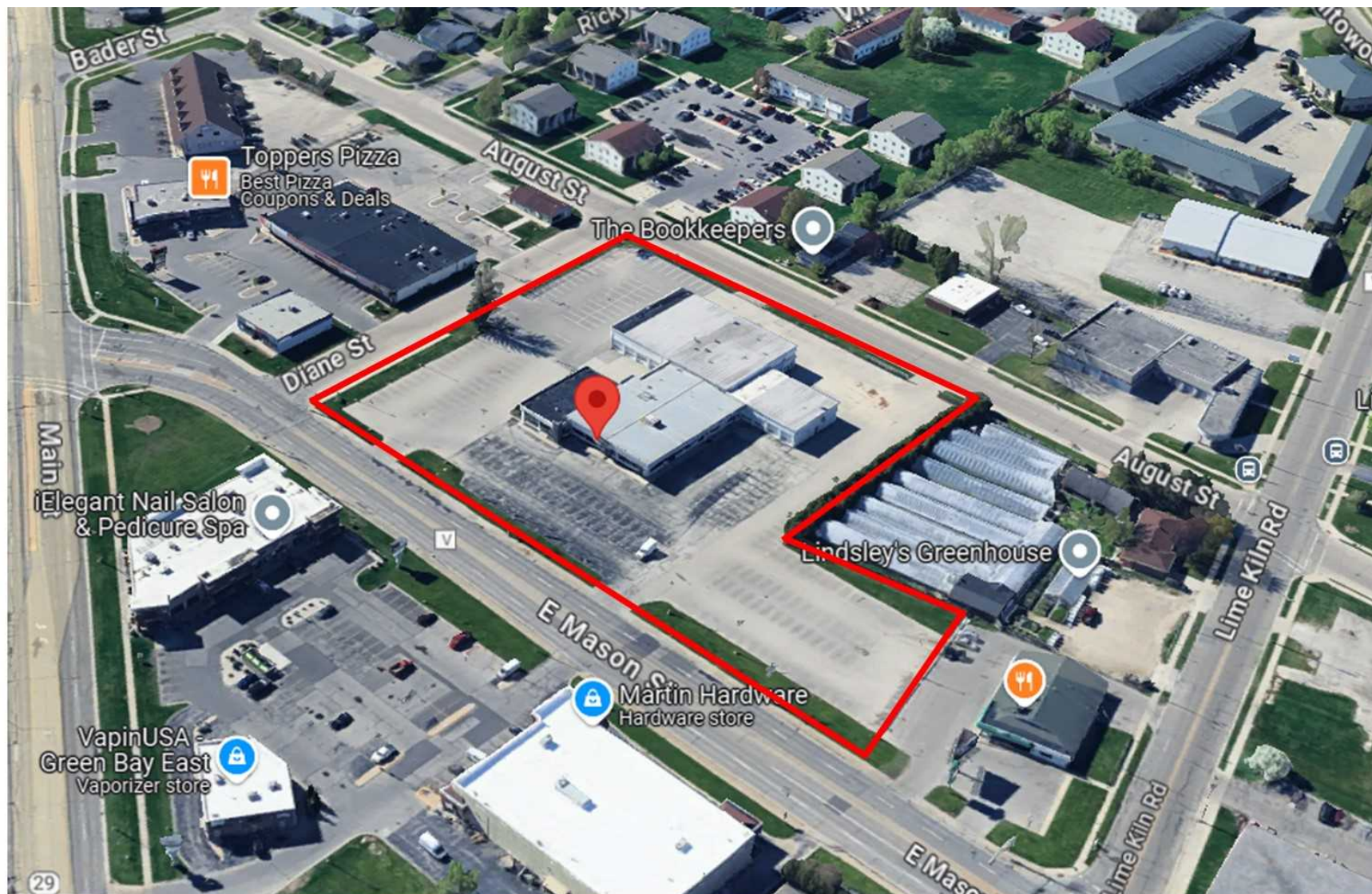
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# AERIAL - PROPERTY BOUNDARY

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# PROPERTY PHOTOS

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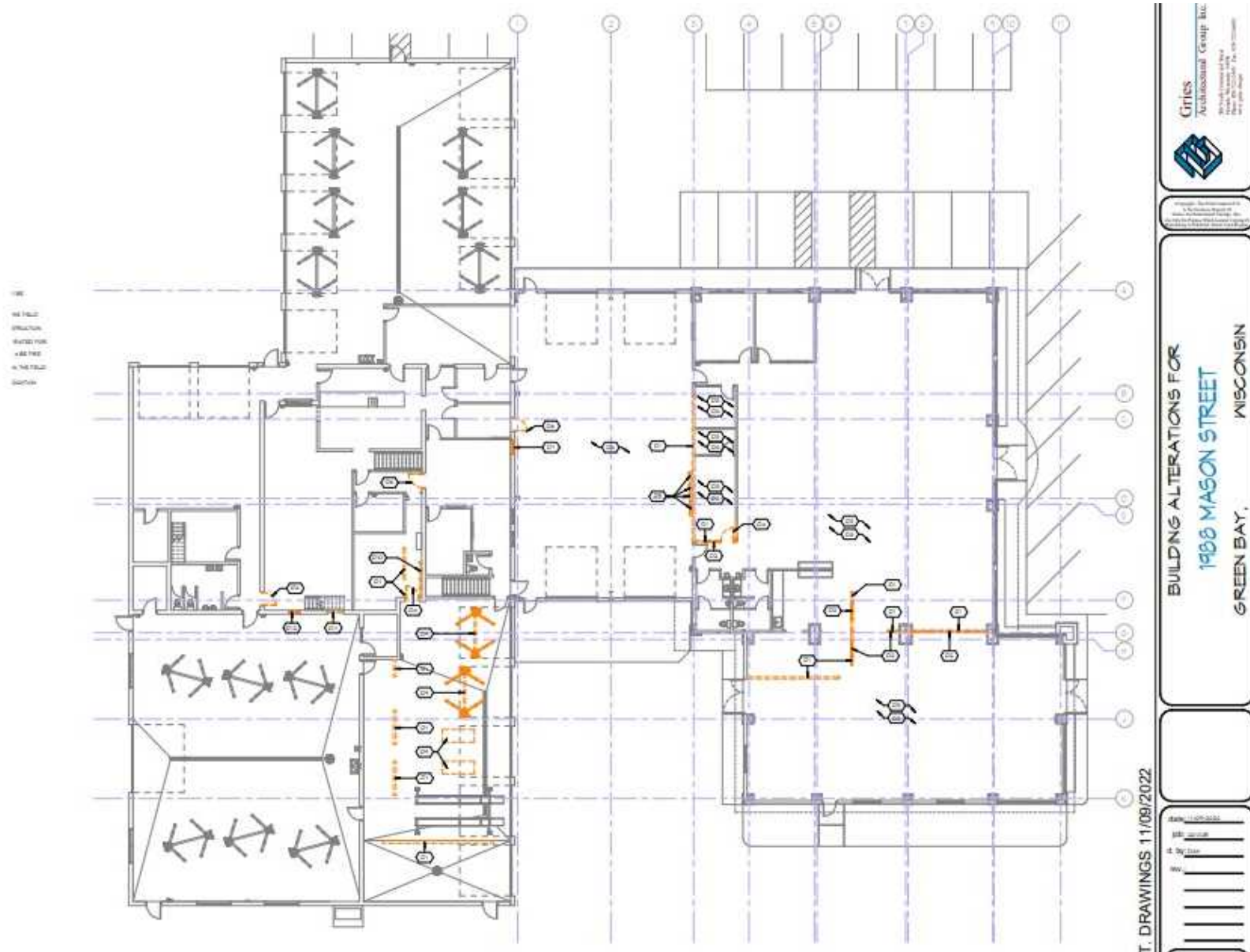
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# FLOORPLAN

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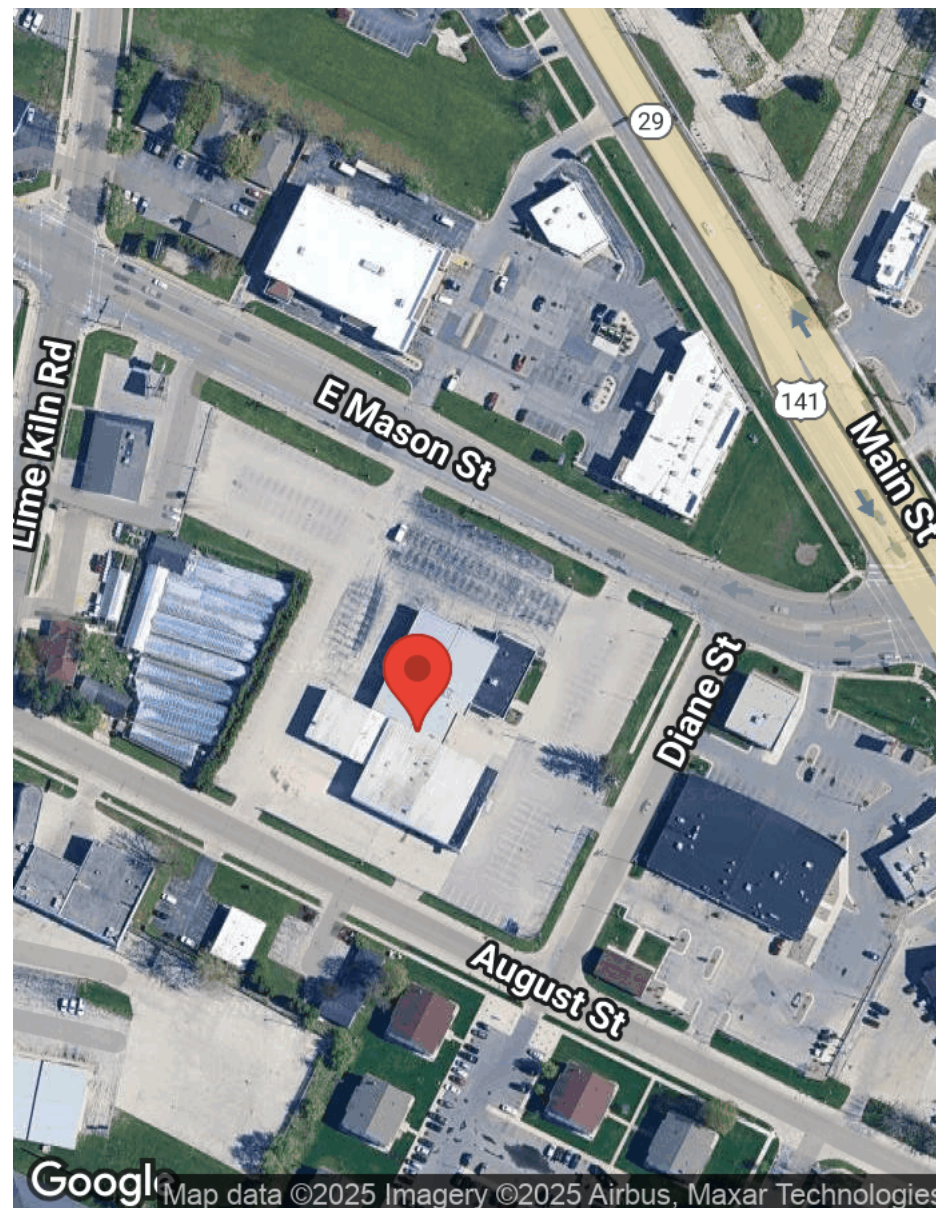
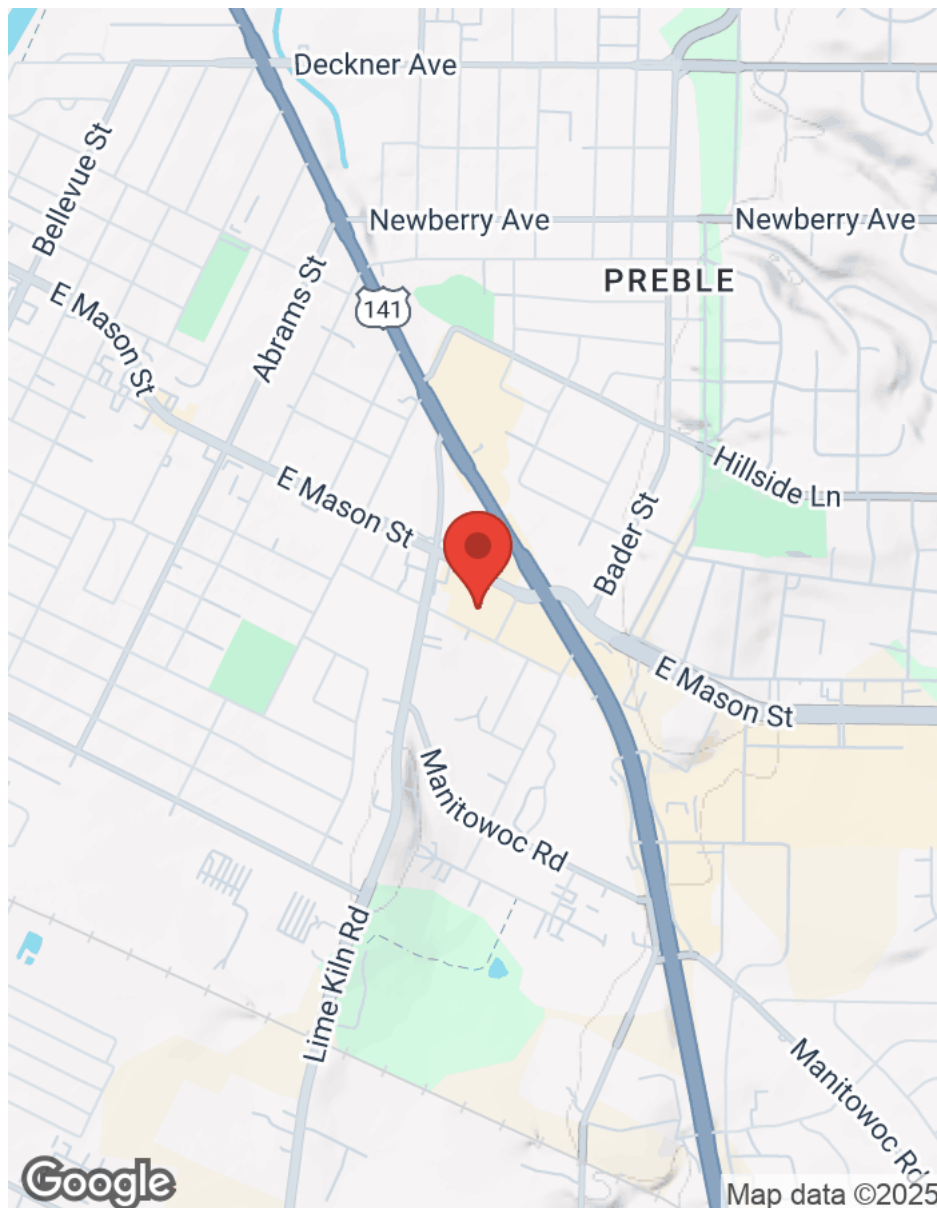
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# LOCATION MAPS

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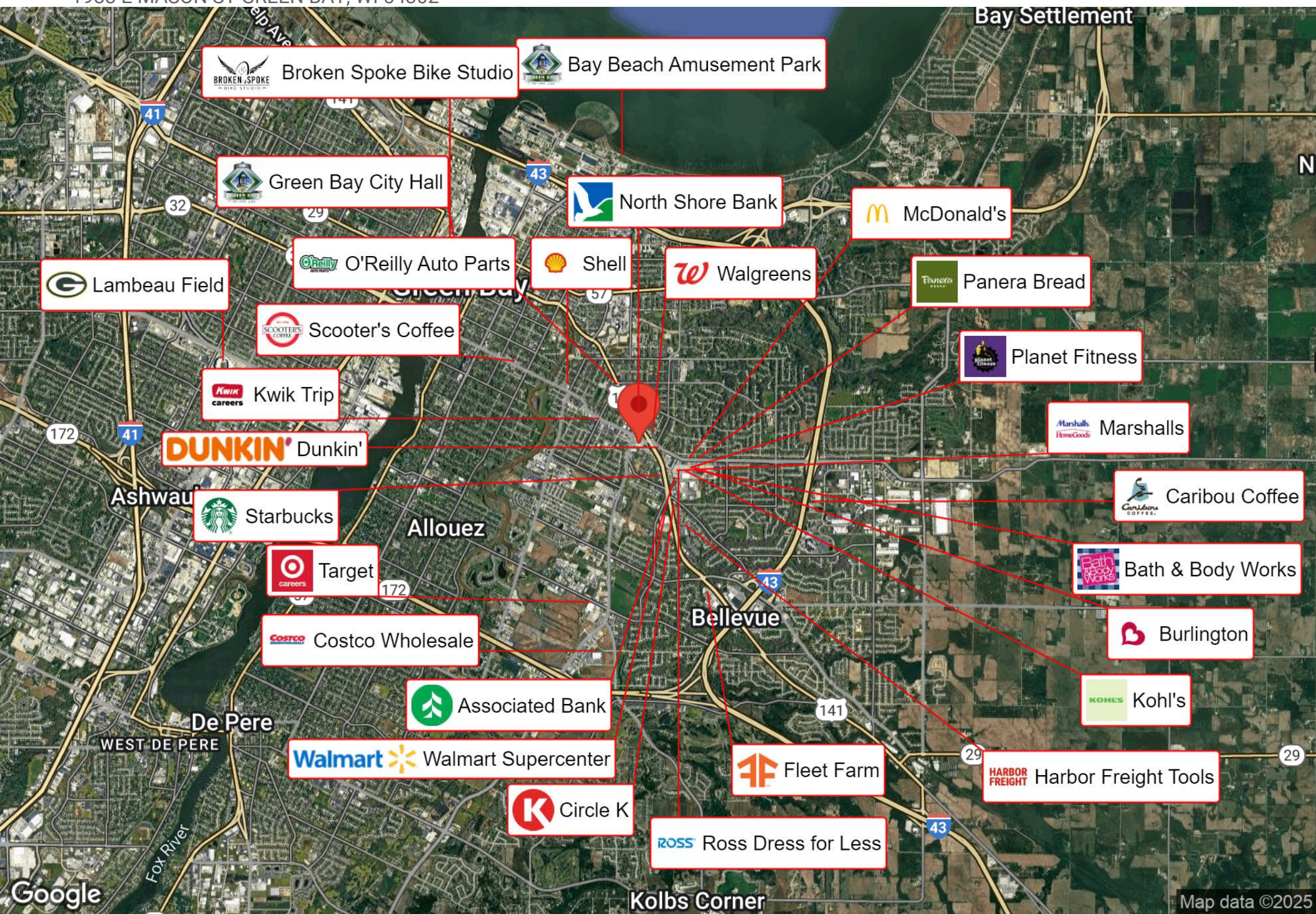
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# BUSINESS MAP

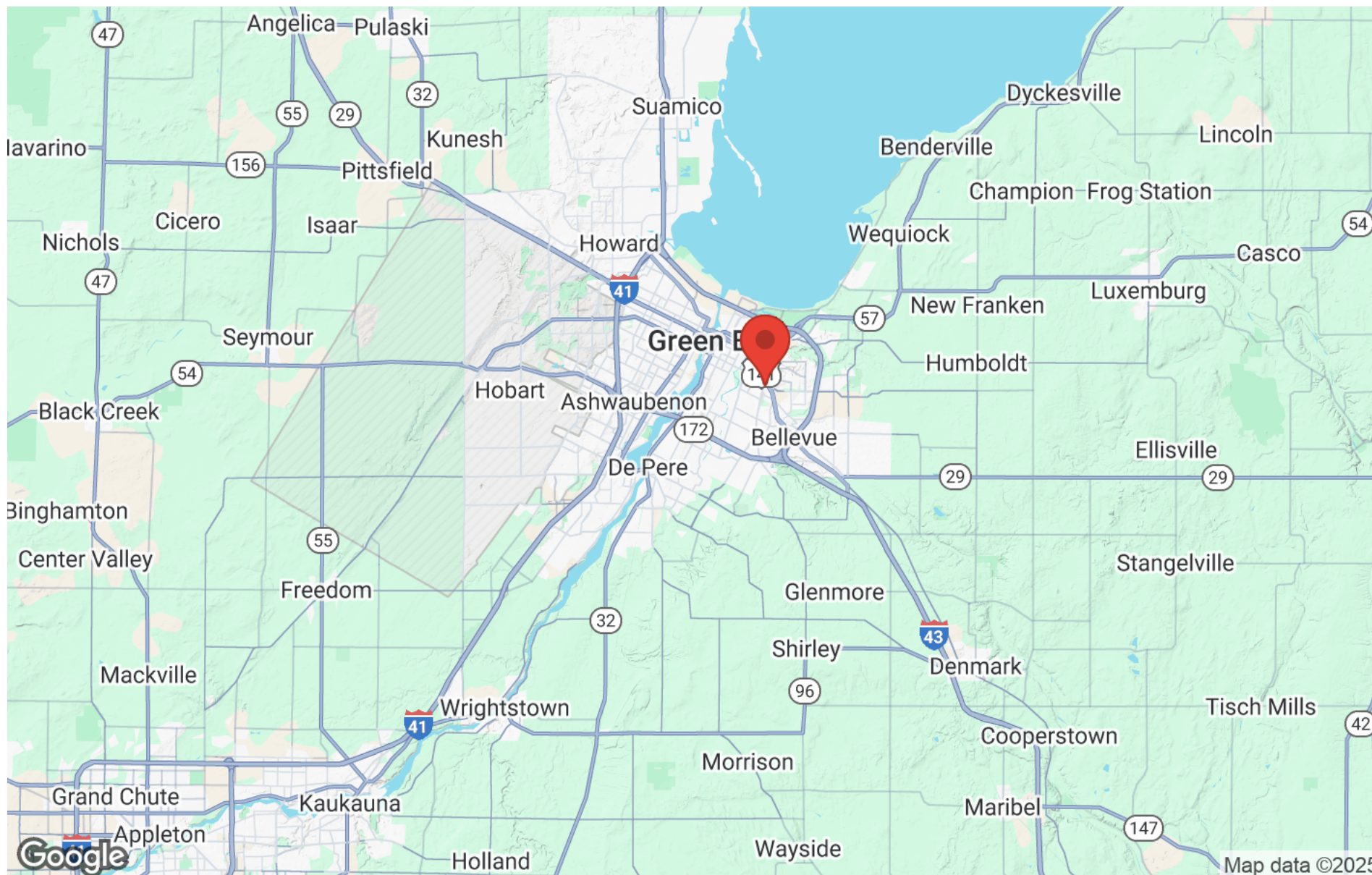
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# REGIONAL MAP

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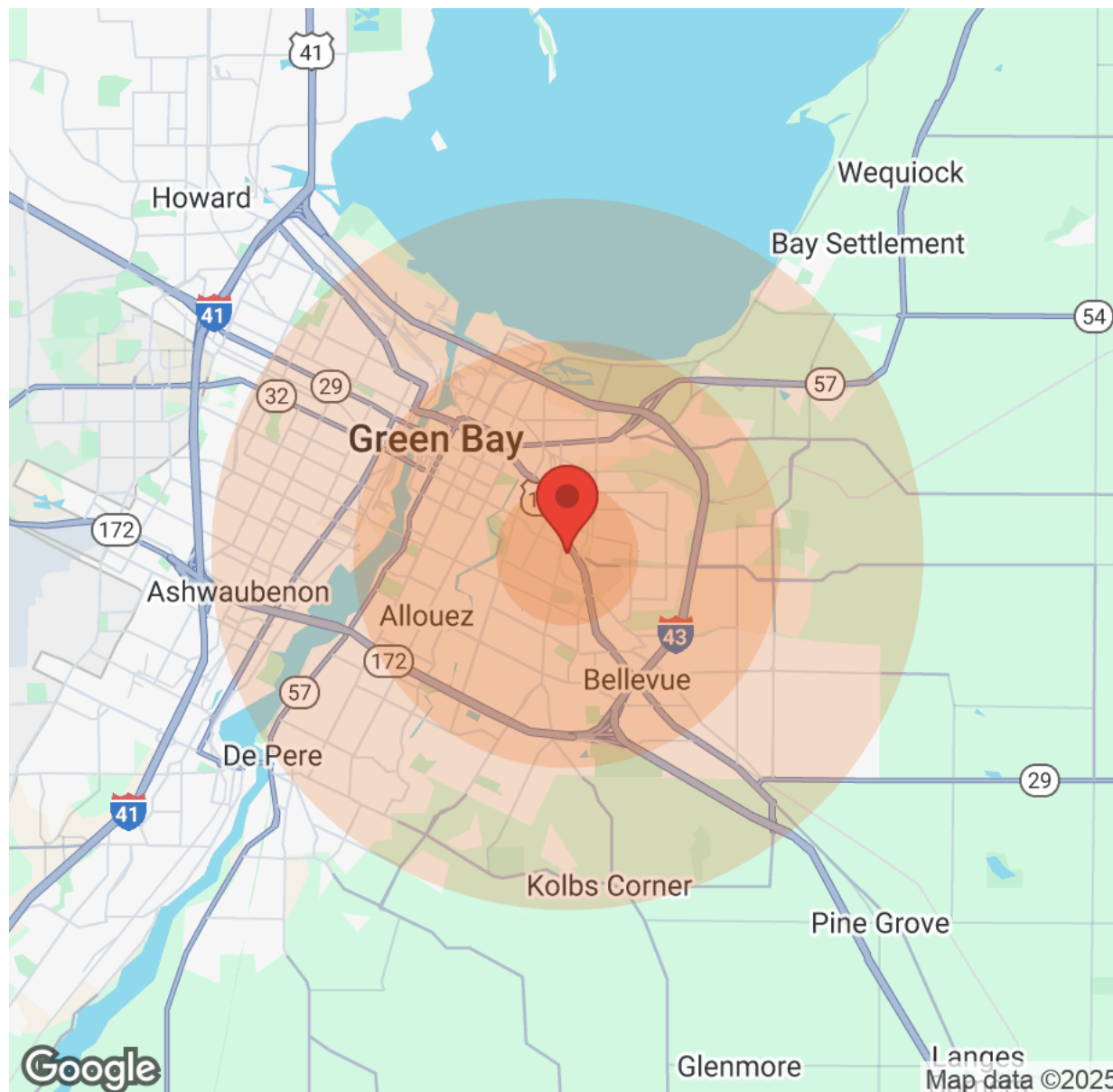
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# DEMOGRAPHICS

1988 E MASON ST GREEN BAY, WI 54302



Population	1 Mile	3 Miles	5 Miles
Male	5,355	35,757	70,130
Female	5,697	36,354	71,414
Total Population	11,052	72,111	141,544

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,697	16,250	29,684
Ages 15-24	1,430	9,395	18,694
Ages 25-54	4,279	30,343	57,544
Ages 55-64	1,022	7,539	16,068
Ages 65+	1,624	8,584	19,554

Income	1 Mile	3 Miles	5 Miles
Median	\$39,278	\$40,353	\$44,080
< \$15,000	928	4,410	7,057
\$15,000-\$24,999	665	3,814	7,151
\$25,000-\$34,999	573	3,849	6,896
\$35,000-\$49,999	773	5,233	9,757
\$50,000-\$74,999	1,040	5,188	11,465
\$75,000-\$99,999	347	3,006	6,996
\$100,000-\$149,999	165	2,646	5,535
\$150,000-\$199,999	34	557	1,114
> \$200,000	19	437	1,117

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,922	31,652	62,306
Occupied	4,603	29,337	58,226
Owner Occupied	2,193	15,661	35,428
Renter Occupied	2,410	13,676	22,798
Vacant	319	2,315	4,080

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