



Fond du Lac  
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Oshkosh  
920-235-0095

Fox Valley  
920-202-8360

Green Lake  
920-294-0121



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**525 N PETERS AVE FOND DU LAC WI 54935**

**\$0      MLS# 50195203**

**Listed by: Adashun Jones, Inc.**

Now leasing! Affordable prime commercial lease space available now for immediate occupancy! High traffic area in the city of Fond du Lac. A part of a very productive retail strip center with a good mix of commercial use, this location provides approximately 3600+ square feet of flexible lease space. Potential uses - Medical Services, Business/Office, Retail, Insurance or Financial Services to name just a few. Modified Gross Lease available at \$13 a sq ft/year. Tenant pays utilities and janitorial, landlord responsible for CAM, Taxes & Insurance. Boost your Business Exposure, Atmosphere and Space for a very affordable fixed cost. Minimum 3 year lease terms preferred. Space can be divided if tenant requires less space.

**FEATURES**

County	<b>Fond du Lac</b>
Muni.	<b>City of Fond du Lac</b>
Acreage	<b>2.15</b>
Source of Acreage Info	<b>Assessor/Public Record</b>
Zoning	<b>Commercial</b>
Taxes (2018)	<b>25,766</b>
Total Sq. Ft.	<b>17,964</b>
Age/Year Built	<b>2006</b>
Exterior Finish	<b>Brick</b>
School Dist.	<b>Fond du Lac</b>
Business Type:	<b>Office, Retail, ShoppingCenter, Strip Mall, Medical/Clinical</b>
Foundation:	<b>Poured Concrete</b>
Easements:	<b>No</b>

**AMENITIES**

Type	<b>Commercial/Industrial</b>
Heating/Cooling	<b>Central A/C, Forced Air</b>
Waste	<b>Municipal Sewer</b>
Water	<b>Municipal Public Water</b>

**INCLUSIONS / EXCLUSIONS**

Inclusions: None  
Exclusions: None

**DIRECTIONS**

N on HWY 41, Exit HWY 23 towards W Johnson St, Left onto N Peters Ave 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.

