



Fond du Lac
920-923-4433

Oshkosh
920-235-0095

Fox Valley
920-202-8360

Green Lake
920-294-0121



www.adashunjones.com



Kevin Jones
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Est. Monthly Payment
(Based on 10% down payment)
15 yr. mortgage: \$2,168.07
20 yr. mortgage: \$1,792.99
30 yr. mortgage: \$1,436.00

16 GUIDNON BLVD FOND DU LAC WI 54935

\$314,900 MLS# 50209161

Listed by: Adashun Jones, Inc.

Build to Suit! Own or Lease this 4800 sq ft building was most recently run as a successful daycare, and is DCF certified for 67 children. Many updates throughout the building including plumbing, flooring, electrical, roof and HVAC. Great Parking available for clients on-site. Bring your ideas and get your next business venture started here! \$5,000 paint & flooring allowance! May be divided into smaller 1,600 sq ft or 3200 sq ft lease spaces, asking \$10 per sq ft triple net if leased.

FEATURES

County	Fond du Lac
Muni.	City of Fond du Lac
Acreage	0.51
Source of	Assessor/Public Record
Acreage Info	
Zoning	C-2
Taxes (2018)	5,918
Total Sq. Ft.	4,800
Age/Year Built	1974
Exterior Finish	Aluminum/Steel
School Dist.	Fond du Lac
Business Type:	Beauty/Barber, Day Care, Office, Medical/Clinical, Animals/Vet/Boarding
Foundation:	Slab
Easements:	Unknown

AMENITIES

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

INCLUSIONS / EXCLUSIONS

Inclusions: n/a
Exclusions: Seller's Personal Property

DIRECTIONS

South Main to Guidndon Blvd, 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.

