



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
Cell: (920) 251-6748
kevin@adashunjones.com



525 N PETERS AVE FOND DU LAC WI 54935

\$879,000 MLS# 50236544

Listed by: Adashun Jones, Inc.

Est. Monthly Payment
(Based on 10% down payment)
15 yr. mortgage: \$6,051.86
20 yr. mortgage: \$5,004.89
30 yr. mortgage: \$4,008.39

The Scott St Centre! Built in 2006 this Class A Retail / Flex Commercial Strip Mall is set up perfectly on 2.15 acres w/ 4 suites totaling 17,694 sq ft & extensive parking! Appx 9,000 ft.² is currently leased, gross rents totaling nearly \$60,000 per year. Appx 8,000 sq ft of available lease space adding significant upside capitalization/rent potential, 2 vacant suites offer options for a new owner occupant to make a great investment in their business future. Medical Center, Health/Wellness, Financial, Insurance, Food Service etc to name a few ideas! Record low commercial interest rates make affordability of this building at an all time high! Reputable franchises nearby include Kwik Trip, Panera, McDonalds, Dunkin, Target, Walmart. Close to the Highway 41&23 interchange, Highly Visible, Great Parking, Professionally Managed! The best available commercial opportunity in Fond Du Lac!

FEATURES

County	Fond du Lac
Muni.	City of Fond du Lac
Acreage	2.15
Source of Acreage Info	Assessor/Public Record
Zoning	C-2 General Business
Taxes (2020)	25,826
Total Sq. Ft.	17,964
Age/Year Built	2006
Exterior Finish	Brick
School Dist.	Fond du Lac
Business Type:	Office, Restaurant, Retail, ShoppingCenter
Foundation:	Poured Concrete
Easements:	No
On Street Parking:	Onsite Parking, Paved

AMENITIES

Type.	Commercial/Industrial
Heating/Cooling	Central A/C, Forced Air
Waste	Municipal Sewer
Water	Municipal Public Water
Misc. Exterior	Onsite Parking, Paved

INCLUSIONS / 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.

