



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



**885 WESTERN AVE FOND DU LAC WI 54935**

**\$0     MLS# 50262879**

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

Rent Starting \$1,370/month for suite 450 -900 sq ft \$16,440 annually.

**FEATURES**

County	<b>Fond du Lac</b>
Muni.	<b>City of Fond du Lac</b>
Acreage	<b>0.19</b>
Source of Acreage Info	<b>Assessor/Public Record</b>
Zoning	<b>C-2 Business District</b>
Taxes (2021)	<b>3,634</b>
Total Sq. Ft.	<b>1,888</b>
Age/Year Built	<b>1993</b>
Exterior Finish	<b>Wood/Wood Shake/Cedar</b>
School Dist.	<b>Fond du Lac</b>
Business Type:	<b>Office, 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>
Misc. Exterior	<b>Pole Sign, Sprinkler Wet</b>

**INCLUSIONS / EXCLUSIONS**

Pole Sign, Sprinkler Wet

**DIRECTIONS**

Hwy 41 and 23 exit to E Pioneer Rd. to Western Ave, 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.

