



1000 N. Ballard Road, Appleton, WI.

Property Features

- Approximately 9.80 acres on the river in the heart of the Fox Cities
- 847.50 feet of shoreline along the Fox River
- Within minutes of Interstate 41
- Stone exterior
- Heavy traffic on N. Ballard/Wisconsin Avenue intersection
- Asphalt parking

Details

This former retreat facility/foundation center for the arts, is in close proximity and easy access to Highway 441. High traffic counts at the intersection of Wisconsin Avenue and N. Ballard Road.

Close neighbors include Riverside Cemetery, NEW Printing, Camelot Bar, Appleton Marble, Mark's Eastside and many more.

PRICE

\$2,400,000

BUILDING SIZE	35,646 SF
LOT SIZE	9.80 ACRES
ZONING	COMMERCIAL
PARCEL #	311137200
YEAR BUILT	1934 (ADDITION IN 1970 TO THE WEST WING)
MUNICIPALITY	CITY OF APPLETON
STORIES	2

For more information:

Adam Figurin

920.560.5076 • adamf@naipfefferle.com

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN, AND THE SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE, AND OF ANY SPECIAL LISTING CONDITIONS IMPOSED BY OUR PRINCIPALS NO WARRANTIES OR REPRESENTATIONS ARE MADE AS TO THE CONDITION OF THE PROPERTY OR ANY HAZARDS CONTAINED THEREIN ARE ANY TO BE IMPLIED.

200 E. Washington Street, Suite 2A
Appleton, WI
920.968.4700
naipfefferle.com

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For Sale
1000 N. Ballard Road
Appleton, WI.



FOX RIVER

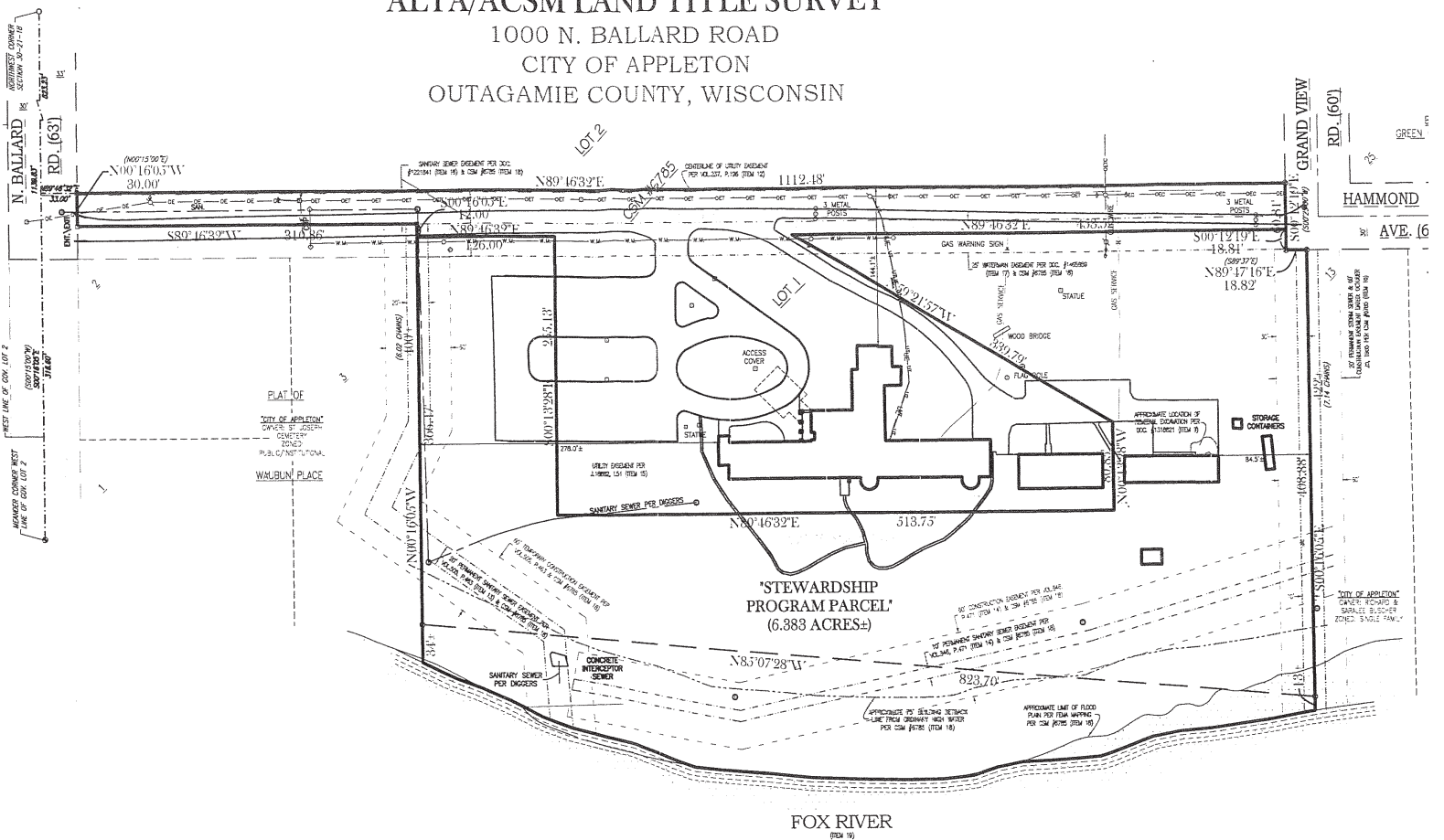


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"ALTA/ACSM LAND TITLE SURVEY"
1000 N. BALLARD ROAD
CITY OF APPLETON
OUTAGAMIE COUNTY, WISCONSIN



1. MARCH 20, 2014
4 AS DOCUMENT NUMBER 1203480 DOES AFFECT SUBJECT PROPERTY BUT NOT THE
118821, DOES AFFECT SUBJECT PROPERTY
N ON DRAWING
PROPERTY THE DEPARTMENT OF NATURAL RESOURCES BUREAU OF DRINKING WATER
ON WHO BECOMES OWNER OF THE PROPERTY MAY REQUEST THAT THE WISCONSIN
S A DETERMINATION THAT THE RESTRICTIONS SET FORTH IN THIS COVENANT USE NO
R VOLUME 404, PAGE 353 AS DOCUMENT NUMBER 497000 DOES NOT AFFECT SUBJECT
R VOLUME 124, PAGE 460 AS DOCUMENT NUMBER 142030, DOES AFFECT SUBJECT
IN THAT SAID PROPERTY CAN NOT BE USED AS A PLACE FOR SALE OF INTOXICATING
CHIGAN POWER COMPANY AS PER VOLUME 237, PAGE 196, DOES AFFECT SUBJECT
R; CONSTRUCTION BASEMENT AS PER VOLUME 505, PAGE 463 AS DOCUMENT NUMBER
NG, NEMENT AS PER VOLUME 846, P 171 AS DOCUMENT NUMBER 538740, DOES AFFECT
MENT AS PER JACKET 18962, IMAGE 51 AS DOCUMENT NUMBER 1205094, DOES AFFECT
ROKING NECESSARY FOR INSTALLATION OF THE WARNER CABLE EQUIPMENT FROM THE
4 INDIVIDUAL UNIT, SEE DOCUMENT FOR ADDITIONAL DETAILS
ON AS PER DOCUMENT NUMBER 1201841, DOES AFFECT SUBJECT PROPERTY AS SHOWN
N AS PER DOCUMENT NUMBER 1468859, DOES AFFECT SUBJECT PROPERTY AS
ED ON CSM NUMBER 6788 AFFECTING SUBJECT PROPERTY AND ARE SHOWN ON
ON OFFICIAL DETERMINATION AND PRIOR TO ANY BUILDING, AN OFFICIAL DETERMINATION
APPLETON OR OTHER AUTHORIZED PERSON, ALSO ALL BUILDING SETBACKS AND
CITY OF APPLETON PRIOR TO ANY CONSTRUCTION OR OTHER LAND USE ACTIVITY,
USES LYING BELOW THE ORDINARY HIGHWATER MARK OF FOX RIVER.

NOTES:
1. UNDERGROUND UTILITY INFORMATION HAS BEEN DETERMINED FROM ACTUAL FIELD LOCATION AND/OR MAPPING FROM THE UTILITY COMPANIES. THEREFORE EXACT LOCATION MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION DIGGERS HOTLINE MUST BE CALLED FOR FIELD LOCATION.
TABLE A: ALTA/ACSM LAND TITLE SURVEY OPTIONAL ITEMS
1) PORTION OF SUBJECT PROPERTY IS LOCATED IN FLOODWAY ZONE AS PER FEDERAL EMERGENCY MANAGEMENT AGENCY MAPPING, COMMUNITY PANEL NUMBER 580700380, EFFECTIVE DATE JULY 22, 2010.
4) SAID PARCEL CONTAINS 126,671 SQUARE FEET (9.7950 ACRES) OF LAND MORE OR LESS.

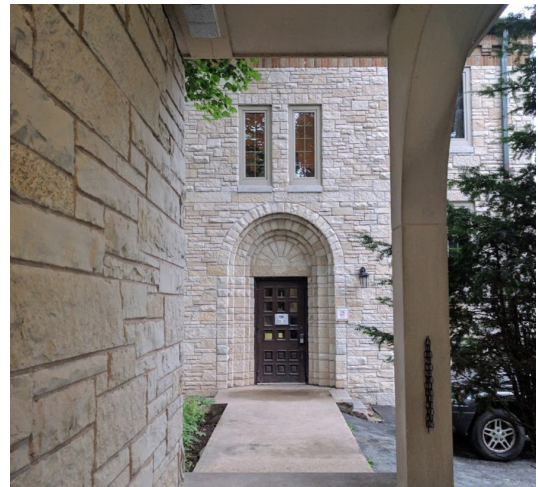
LEGAL DESCRIPTION:
LOT ONE (1), CERTIFIED SURVEY MAP NO. 8748 FILED IN THE OFFICE OF THE REGISTER OF DEEDS FOR OUTAGAMIE COUNTY, WISCONSIN ON MARCH 27, 2014 IN VOLUME 40 ON PAGE 978. AS DOCUMENT NO. 2011841, BEING ALL OF LOT 1 OF CERTIFIED SURVEY MAP NUMBER 810 AS RECORDED IN VOLUME 3 OF CERTIFIED SURVEY MAPS ON PAGE 910, ALL OF LOTS 13, 14, 15, 16 AND 17, BLOCK 1, GREEN GROVE PLAT, ALL OF LOTS 4, 5, 6, 7, 8, 9, 10, 11 AND 12 OF THE PLAT OF WABULIN PLACE, PART OF PARCELS HAMMOND AVENUE, PART OF GOVERNMENT LOT 2, ALL IN SECTION THIRTY (30) AND PART OF THE SOUTHWEST 1/4 OF THE FRACTIONAL SOUTHWEST 1/4 OF SECTION NINETEEN (19), ALL IN TOWNSHIP TWENTY-ONE (21) NORTH, RANGE EIGHTEEN (18) EAST, CITY OF APPLETON, OUTAGAMIE COUNTY, WISCONSIN.
RPN: 311137000 AND 311137800 AND PART OF 311139200 AND 3111690500 AND 3111699100
PROPERTY ADDRESS: 1000 NORTH BALLARD ROAD, APPLETON, WI

TO THE PROVINCE OF ST. JOSEPH OF THE CARLUCHIN ORDER, A MICHIGAN CORPORATION, F/K/A THE PROVINCE OF ST. JOSEPH OF THE CAPUCHIN ORDER, A WISCONSIN CORPORATION, F/K/A THE PROVINCE OF ST. JOSEPH OF THE CARLUCHIN ORDER OF WISCONSIN, INC., FOX RIVER ENVIRONMENTAL EDUCATION ALLIANCE, INC., THE CONSERVATION FUND, ITS SUCCESSORS AND/OR ASSIGNS AND FIRST AMERICAN TITLE INSURANCE COMPANY.
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11(a) AND 11(b) OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON APRIL 22, 2014.
ROBERT F. REIDER, REGISTRATION NO. 12811 DATED

DIGGERS HOTLINE
TOLL FREE (800) 242-8511
MILWAUKEE AREA (414) 259-1100
HEARING IMPAIRED TDD (800) 242-2289
WWW.DIGGERSHOTLINE.COM

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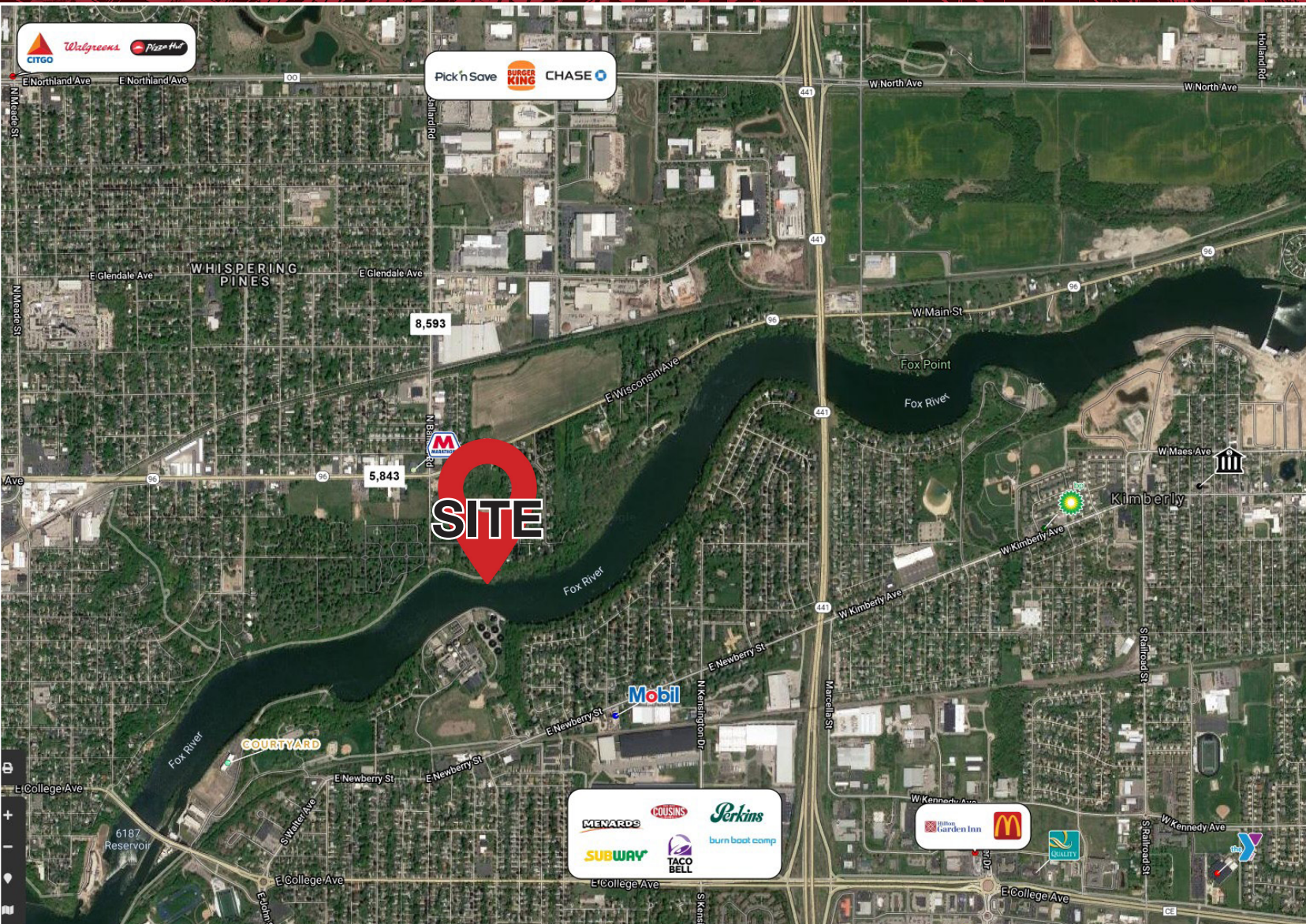
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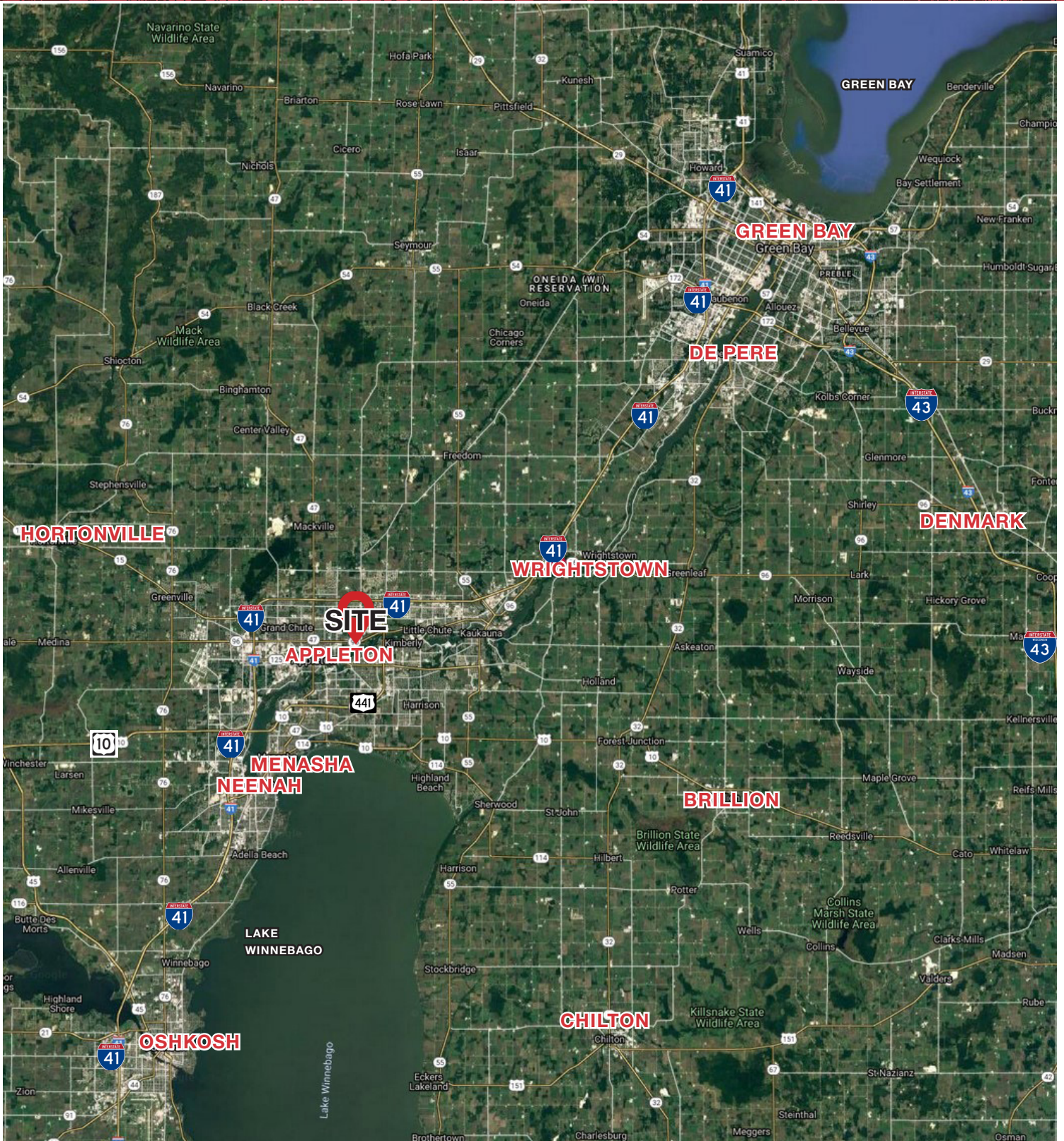


2021 Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	8,752	86,182	162,354
AVERAGE INCOME	\$68,685	\$78,382	\$87,918
AVERAGE HOUSEHOLDS	3,680	35,594	66,335
EMPLOYEES	3,352	49,317	90,037
BUSINESSES	167	2,641	4,801

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STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm or its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A “Material Adverse Fact” is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement.

An “Adverse Fact” is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.