



4705 W College Ave
Appleton, WI

FOR SALE
FOR LEASE



BUILDING FEATURES |

SALE DETAILS

Sale Price:	Contact Broker
Building Size:	+/- 18,500 SF
Parcel Size:	+/- 2.15 Ac
Tax ID:	101-128-301
Taxes:	\$30,429 (2019)

LEASE DETAILS

Space Available:	18,500 SF -Divisible
Lease Rate:	\$16.00/SF (NNN)

PROPERTY FEATURES

- Open concept located directly across from the Fox River Mall, generating 16 million visitors annually. With neighboring nationally branded hotels and retailers including Target, Scheel's, and a multitude of other national retailers.
- Easy access to 41

BUILDING FEATURES

Construction:	Concrete block
Year Built:	1997
Zoning:	C-1 General Commercial
Utilities:	Municipal Sewer & Water
Parking:	75



BROKERAGE

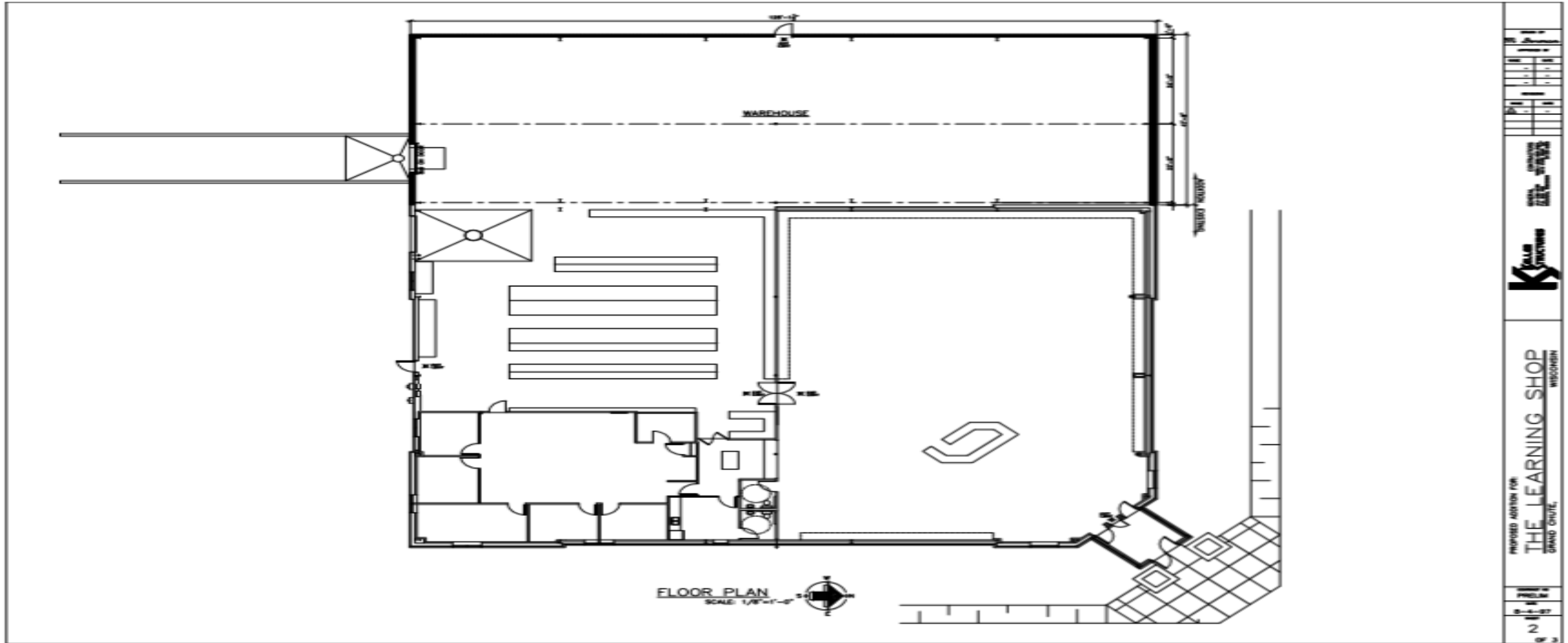
Appleton Office
2631 N. Meade St. Suite 102
Appleton, WI 54911
(920) 428-8884

MANAGEMENT

Green Bay Office
926 Willard Dr. Suite 114
Green Bay, WI 54304
(920) 428-8884

INVESTMENT

FLOOR PLAN |



BROKERAGE

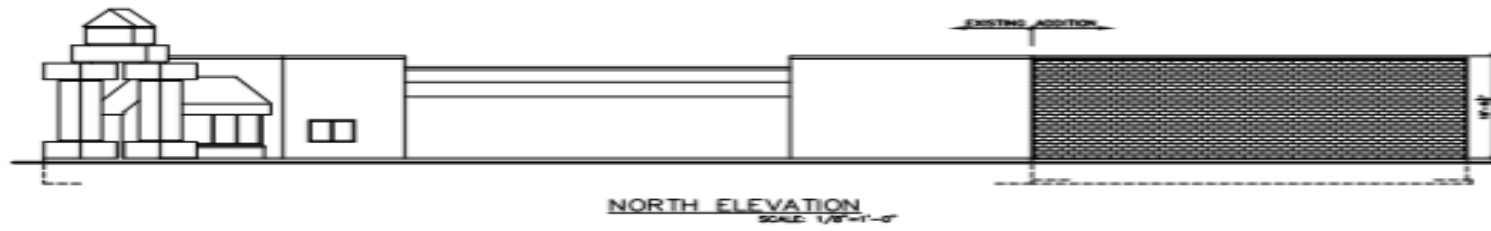
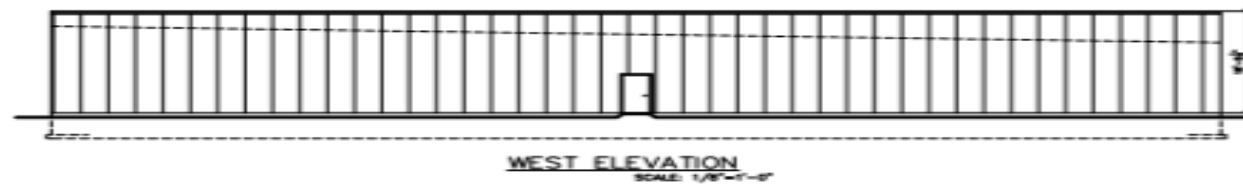
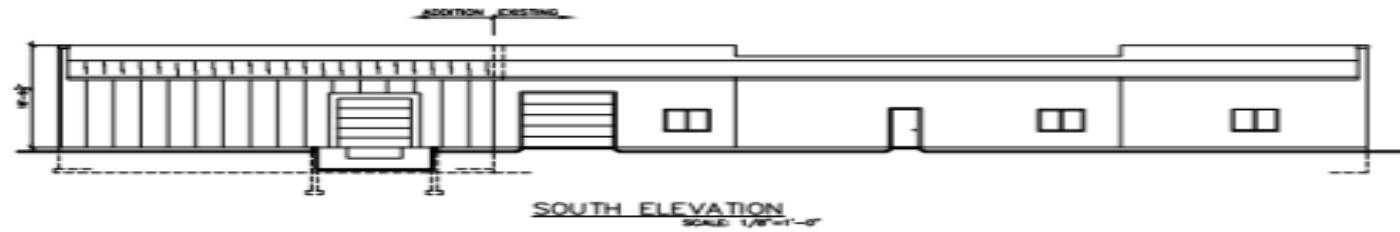
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INVESTMENT

EXTERIOR PLAN | 2.15 Ac



PROPOSED ADDITION FOR
THE LEARNING SHOP
GRAND CHUTE, WISCONSIN



BROKERAGE

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INVESTMENT

AERIAL |



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For more information, please contact
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BROKERAGE

MANAGEMENT

INVESTMENT