Fast Food Restaurant With Drive-Thru

Listed Price $1,009,000.00

Lease Rate $5,000.00 Per Month NNN

Personal Property, Business Personal Property, Furniture, Most Fixtures And Equipment Are Not Included In The Purchase Price.

Walk In Freezer Is Included In The Listed Price

The Exterior Electronic Message Board Is A Negotiable

Seating Area For 32

21 Parking Stalls

Building Built In 2015

Building Square Footage 1,970

Lot Size 1.53 Acres

Zoning BP-PD Property Is Located In the Universal Business Park

The Property Information Above Is Obtained From Sources Deemed Reliable. We have Not Verified Its Accuracy And Make No Promises, Representations, Warranties Or Guarantees About This Information. It Is Submitted With The Possibility Of Errors And Omissions.
CERTIFIED SURVEY MAP NO. 6900

ALL OF THE "FORMER HIGHWAY 44 BUSINESS PLACE CONDOMINIUM", BEING PART OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 18 NORTH, RANGE 16 EAST, CITY OF OSHKOSH, WINNEBAGO COUNTY, WISCONSIN.

SURVEY FOR:
HWY 44 BUSINESS PLACE, LLC.
2380 S.T.H. "44" OSWKOSH, WI 54904

LOT J.CSM 339B

LOT 1
67,822 SQ.FT./1.593 AC.

LOT 2
150,433 SQ.FT./3.453 AC.

SURVEY FOR:
HWY 44 BUSINESS PLACE, LLC.
2380 S.T.H. "44"
OSHKOSH, WI 54904

CENTER OF SECTION 33
T18N-R16E
ALUMINUM MONUMENT FOUND

SOUTH 1/4 CORNER SECTION 33, T18N-R16E ALUMINUM MONUMENT FOUND

JAMES E. SMITH
S-1809
OSHKOSH, WI

Martenson & Eisele, Inc.
109 West Main Street
Oshkosh, WI 54903
www.martenson-eisele.com
P 920.886.6240 F 920.886.6340

Planning
Environmental
Surveying
Engineering
Architecture
GENERAL COMMENTS:

Upon completion, the subject will be quality, full service restaurant. It will have quality finishes, a drive thru, and is assumed to be structurally adequate upon completion. The appraiser is not an expert in the identification of code violations for compliance with the Americans with Disabilities Act. If this is of concern to the client, it is recommended that an expert be contacted.
DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

2. DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (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 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 salesperson (hereinafter Agents) owe you, the customer, the following duties:

3. (a) The duty to provide brokerage services to you fairly and honestly.

4. (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

5. (c) 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.

6. (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (See Lines 42-51).

7. (e) 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 (See Lines 23-41).

8. (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

9. (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

10. 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.

23. 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 and 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.

28. The following information is required to be disclosed by law:

29. 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01 (5g) (see lines 42-51).

30. 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 this is the subject of the transaction.

31. To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) 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.

35. CONFIDENTIAL INFORMATION:

36. __________________________________________________________________________________________________________

37. __________________________________________________________________________________________________________

38. NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Firm and its Agents):

39. __________________________________________________________________________________________________________

40. __________________________________________________________________________________________________________

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

42. DEFINITION OF MATERIAL ADVERSE FACTS

43. 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 licensees 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.

47. 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.

52. 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 phone at 608-240-5830.

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

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Drafted by: Attorney Debra Peterson Conrad