



BOMIER PROPERTIES, INC.

5553 Waterford Lane ♦ Appleton, WI 54913 ♦ Office (920) 739-5300 ♦ Fax (920) 739-7007
Contact: Michael Van Abel ♦ Email: michael@bomier.com Website: www.bomier.com

FOR LEASE – RETAIL SPACE

215 E. COLLEGE AVE. ♦ CITY OF APPLETON

Located on College Ave. in Appleton's thriving downtown, this property offers 3,200 SF of retail space. Currently set up as a bar with an attainable liquor license and FF & E available. Parking available on street in front of building and in a ramp only 1/10th of a mile away.

Join Appleton's Downtown diverse mix of residential, office, retail and entertainment.



LEASE PRICE – \$3,500/Month Modified Gross

The information contained herein is taken from sources deemed to be reliable but not guaranteed



**COMMERCIAL
REAL ESTATE
PROFESSIONALS**

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FRONT BAR AREA



BACK BAR AREA



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*** APPLETON'S DOWNTOWN IS HOME TO:**

- A thriving arts and entertainment district
- More than 100 restaurants & retail establishments
- 2 upscale hotels with convention accommodations
- 7,000 employees
- The public transportation hub
- Free parking after 6:00 pm
- Lawrence University and 3 museums
- A Diverse mix of residential, office, retail and entertainment
- Appleton has been rated by Forbes Magazine as one of the two best cities in Wisconsin for business
- Downtown enjoys a daily traffic count of more than 25,000 vehicles
- Downtown community celebrations, events and parades throughout the year
- You'll find direct access to downtown from all major highways and convenient access from the airport
- Appleton boast a median household effective buying income within 3 miles of Downtown of more than \$66,000

* Source – Appletondowntown.org

Different grants are available from Appleton Downtown, Inc. to help new businesses move into the area and also for façade and marketing.

PDF FORMAT – ACTIVE LINKS

Available Grants –

- Matching Marketing Grant – [CLICK HERE](#)
- Façade & Sign Board Grant – [CLICK HERE](#)
- Business Recruitment Incentive – [CLICK HERE](#)

Appleton Downtown, Inc. – [CLICK HERE](#)

Demographics [CLICK HERE](#)

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

- 3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:
- 7 ■ The duty to provide brokerage services to you fairly and honestly.
 - 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
 - 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
 - 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
 - 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
 - 15 ■ The duty to safeguard trust funds and other property the broker holds.
 - 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.
- 18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

- 23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.**
- 28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:
- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
 - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
 - 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.
- 35 **CONFIDENTIAL INFORMATION:** _____
36 _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____
38 _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

- 41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____
44 _____

45 **SEX OFFENDER REGISTRY**

46 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.*

48 **DEFINITION OF MATERIAL ADVERSE FACTS**

- 49 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
50 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
51 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
52 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
53 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
54 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
55 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
56 agreement made concerning the transaction.

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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