133 E. College Avenue, Appleton, WI 54911

**Purchase Price**
$629,000

**Cap Rate:** 7.6%

**Lease Rate**
$16/sf NNN

**PROPERTY PROFILE**

- **Built:** Originally built in 1937 (original timber & exposed brick interior)
- **First Floor:** 3,000 sf
- **Lower Level:** 3,000 sf
- **Second Floor:** 1,700 SF Residential Apartment Rental

**BUILDING CONSTRUCTION:** Exterior Brick

**TRAFFIC COUNTS:**
- College Ave: 25,000 vpd

**DOWNTOWN APPLETON FACTS**

- 7,400 employees
- 4,925 public parking stalls
- 70+ unique boutiques, specialty shops
- 78+ Restaurants, pubs, clubs & coffee shops
- 20+ live music venues
- 6,146 Residential units within a 1 mile radius
- Walking distance to activities & amenities
- Throughout the year, thousands of people come to downtown Appleton for their destination events including: weekly farmer's market, summer concerts at Houdini Plaza, Mile of Music, Oktoberfest, Lawrence University events, numerous parades, and many more...
- US Venture Headquarters planning to move downtown Appleton in the upcoming years. USV will add 500+ workers to downtown.
- Appleton has been rated by FORBES Magazine as one of two best cities in Wisconsin for business.

**What is an Opportunity Zone?**

Copy link below in browser for more information:

**Call today for a tour!**

Mike Maedke
(920) 360.7100
mmaedke@commercialhorizons.com

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FOR SALE OR LEASE

- Abundant natural light
- Original timber ceilings and exposed brick

Second Floor Apartment
- One Bedroom
- One Bathroom
- In-unit Laundry
- Shared Exterior Entrance

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Downtown Appleton

FOR SALE OR LEASE

VIEW EAST
FOR SALE OR LEASE

133 E. College Avenue, Appleton, WI 54911

FOR SALE OR LEASE

133 E. College Avenue, Appleton, WI 54911

Parking: Back entrance to Soldiers Square
($2 for 3 hours)

Rear of Building

GREEN BAY FOX CITIES
111 N. Washington St. #400   Green Bay, WI 54301   (920) 434.7800 • FOX CITIES   100 W. Lawrence St #214   Appleton, WI 54911 (920) 830.9646

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First Floor
3,000 sf
FOR SALE OR LEASE

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— Second Floor
1,700 sf