



Customer Full Report

\$269,000
Active-No Offer
50330516
Commercial
For Sale Real Estate



5676 COUNTY RD II Road Unit/Suite Town of Winchester WI 54947

Property Information

County	Winnebago	Tax ID (Paragon)	Total Units in Bldg
City (Mailing)	LARSEN		Total # of Buildings
School-District	Winneconne Community	Tax Year 2025	Total # of Overhead Doors
Tax Municipal Sub-Area	None		Amps/Phase
Zoning	B-2	Source-Year Built Assessor/Public Rec	Ceiling Height Min
Industrial Park Name			Ceiling Height Max

Other Info

Flood Plain	No	Water Frontage	No	COMMERCIAL TYPE	Office
Easements	Unknown	Water Body Name		# Public Restrooms	
Restrictive Covenant(s)	No	Est Water Frontage		# Private Restrooms	
Deeded Access	No	Water Type		# Parking Spaces	
Street Frontage	Yes	Source-Water Frontage		# Seating Capacity	
Lease Price per SqFt.		CAM Annual Expense		For Sale Price	\$269,000
Lease Price-Net/Gross		Utility Annual Expense		Selling Price	
Net Leasable SQFT		Insurance Annual Expense		Close Date	
		NNN Annual Expense			
		Financials Avail upon Req			

Measurements

Building SQFT	1,050	Src Bld SF	Assessor/Public Record	Acres Est	0.98	Source-Acre	Assessor/Public Record
				Lot Dimensions Est		SrcLotDim	
				Lot SQFT Est		Source-Lot SQFT	

Property Details

Est Warehouse SQFT	Est Showroom SQFT	Income Producing Farm	No
Est Warehouse Ceiling Hgt	Est Showroom Ceiling Hgt		
Est Office SQFT	Est Retail SQFT		
Est Office Ceiling Hgt	Est Retail Ceiling Hgt		
Est Manufacturing SQFT	Door 1 Size	Loading Dock 1	
Est Manufact Ceiling Hgt	Door 2 Size	Loading Dock 2	
Est Resident SQFT	Door 3 Size	Loading Dock 3	
Est Resident Ceiling Hgt	Door 4 Size	Loading Dock 4	
	Door 5 Size	Loading Dock 5	

Directions **From US-45, take the County Rd II exit, turn left, continue about 1.5 miles, and then turn right into 5676 County Rd II**

Remarks-Public **Position your business for success in this move-in-ready commercial office space! Designed for productivity and professionalism, this turnkey property offers a functional layout, excellent visibility, and convenient access to major routes. Located just minutes from Highway 45, commuting is simple for employees and clients alike. Schedule your tour and discover the potential of your next business address.**

Remarks-Inclusions Public **Cabinetry, outdoor storage bin**

Remarks-Exclusions Public **Sellers personal property**

Misc Farm Details

Property Features

LOCATION	Highway Nearby	LOWER LEVEL	None
EXTERIOR MAIN BUILDING	Vinyl	HEATING FUEL TYPE	Electric
FOUNDATION	Slab	HEATING/COOLING	Forced Air
		WATER	Private Well
		WASTE	Septic Holding Tank

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Listed by: Listing Office 1 - Office Name

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