

Commercial
50329507

Active-No Offer

116 S MAIN Street Suite #
FOND DU LAC, WI 54935List Price **\$449,900**
Lease Price per SqFt.

116-120 S Main St

Type For Sale Real Estate
 Listed in Addtl CM Type
 Primary Listing Number
 County Fond du Lac
 Tax Municipal Sub-Area Southeast Fond du Lac
 School-District Fond du Lac
 Tax Net Amt \$7,282.00
 Tax Year 2025
 Tax ID FDL-15-17-15-12-303-00
 Assessments Total
 Assessment Year
 Special Assessments
 Age Est (Pre2017)
 Year Built Est 1880
 Source-Year Built Assessor/Public Rec

Income Producing Farm No
 Deeded Access No
 Restrictive Covenant(s) No
 Flood Plain No
 Industrial Park Name
 Business/Trade Name
 Total Units in Bldg 3
 Zoning Central Business
 Net Leasable SQFT
 CAM Annual Expense
 Utility Annual Expense
 Insur Ann
 NNN Annual Expense
 Fin Avail



Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	0.19	Assessor/Public Record	Building SQFT	14,007	Assessor/Public Record	Est Warehouse Ceiling Hgt	
Lot Dimensions Est			Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est			Est Office SQFT			Est Manufact Ceiling Hgt	
			Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Frontage	No		Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Body Name			Est Showroom SQFT			Est Retail Ceiling Hgt	
Water Type			Est Retail SQFT				
Est Water Frontage			Door 1 Size		Loading Dock 1	Ceiling Height Min	
# Public Restrooms		Amps/Phase	Door 2 Size		Loading Dock 2	Ceiling Height Max	
# Private Restrooms		Parking	Door 3 Size		Loading Dock 3		
# Seating Capacity		OverHdDr	Door 4 Size		Loading Dock 4		
			Door 5 Size		Loading Dock 5		

Directions Johnson St to Main St, South to Address on Right

Remarks This is Your Opportunity to Establish Your Business in the Well Known "The Wood Sampler or Brauer's" building. Offering over 14,000 Sq Ft in the Busy Downtown Fond du Lac Corridor, this building is well suited for any Retail or Service Business or could be Redeveloped into much needed Multi-Family Housing. The Facade was recently updated and has Large Display Windows for advertising your products or services. There are multiple levels in the building along with a full basement for additional storage and accessible mechanicals. Its time to join the many other Successful Businesses in Fond du Lac in this extremely Versatile Building! Call now to see how it will Grow Your Business!

Inclusions Includes Parcels 118 S Main St - FDL-15-17-15-12-302-00, 120 S Main St - FDL-15-17-15-12-301-00 All contents are negotiable.

Exclusions Seller's Personal Property

COMMERCIAL TYPE Office, Retail
LOCATION Business District
EXTERIOR MAIN BUILDING Brick, Glass, Stone
FOUNDATION Stone
LOWER LEVEL Full
HEATING FUEL TYPE Electric, Natural Gas
HEATING/COOLING Forced Air, Multiple Units
WATER Municipal Public Water
WASTE Municipal Sewer

SALE INCLUDES Real Estate
BUILDING PARKING Street Parking
MISC EXTERIOR/INTERIOR Display Window, Offices

Prepared by:

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 105064



Selling Price
Close Date
Type Of Sale
Financing Type
Seller Allowance Amount
ClosInfo
Buyer Inducements
Misc Closed Info 2
BrkErn\$ Yes
Ern\$Name

Listed by: 42280 105064 Zellner Real Estate
 Co-Listed by:
 Sold By:

Days On Market 8
Electronic Consent Yes
Licensee Int/Broker Own No

Farm Specific Data

Barn	Main Barn	Est Acreage-Total Farm	FSA Aerial Map in Docs	
Outbuilding 1	Outbld1Des	Est Perm Pasture Acres	Soil Map in Assoc Docs	
Outbuilding 2	Outbld2Des	Est Wooded Acres	FarmlndPresv/WdIndTaxCred	
Outbuilding 3	Outbld3Des	Est Tillable Acres		
Outbuilding 4	Outbld4Des	Est Wetland Acres	Primary Section #	
Outbuilding 5	Outbld5Des	Corn Base Acres (Yield)		
Outbuilding 6	Outbld6Des	Soybean Base Acre (Yield)		
Outbuilding 7	Outbld7Des	CRP-Acres	CRP-Expiration	CRP-Payment
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Expiration	CREP-Payment
		Est Rented Acres	Rented-Expiration	Rented-Payment

Misc Farm Details

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