CUSHMAN & WAKEFIELD | BOERKE

FOR SALE

MEDICAL BUILDING

N430 Wood Duck Drive
Fremont, WI 54940

PROPERTY OVERVIEW

Building Size:	4,479 SF
Year Built:	2004
Parking:	23 Surface Spaces
Lot Size:	2.2 Acres
Current Use:	Medical Clinic

ECONOMICS

Tax Key:	06-31-73-10
Assessed Value:	$806,400
Taxes (2018):	$15,580.78
SALE PRICE:	**$359,000**

FEATURES

- Excellent visibility and access off highly-trafficked Highway 10
- Opportunity to purchase a well-maintained, built-out clinic well below cost of new construction
- Monument signage
- Regional draw via upgraded Highway 10
- Priced well below assessed value

TRAFFIC COUNTS

Highway 10	18,700 VPD
Highway 96 - 110	3,800 VPD

DRIVE TIMES

Appleton	±20 Minutes
Oshkosh	±25 Minutes
Waupaca	±20 Minutes
Green Bay	±45 Minutes

Jack Price
Principal
414.203.3013
jprice@boerke.com

Mike Keane
Principal
414.203.3019
mkeane@boerke.com

731 N. Jackson Street
Suite 700
Milwaukee, WI 53202
Main: 414.347.1000
boerke.com

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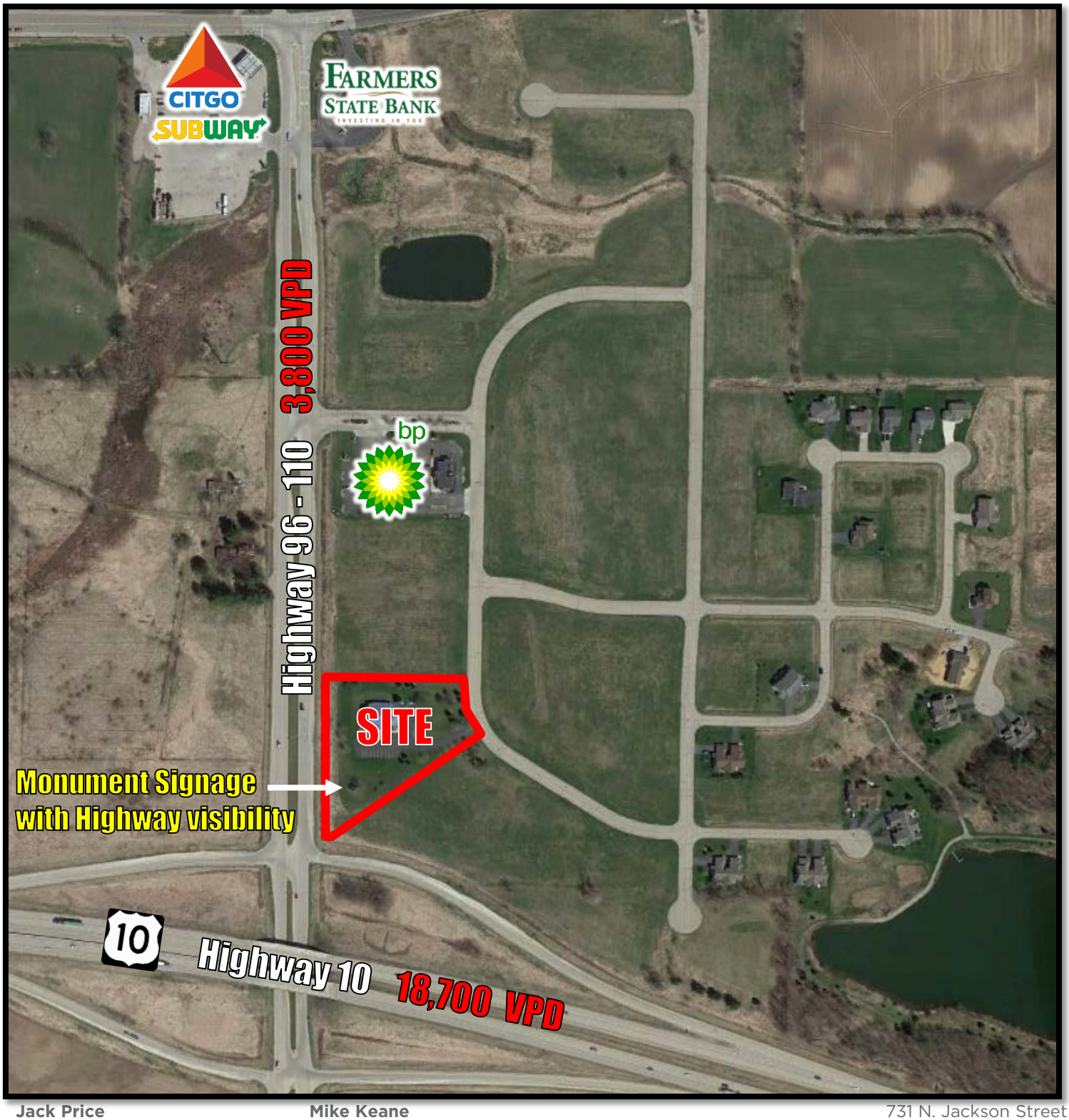
AREA MAP



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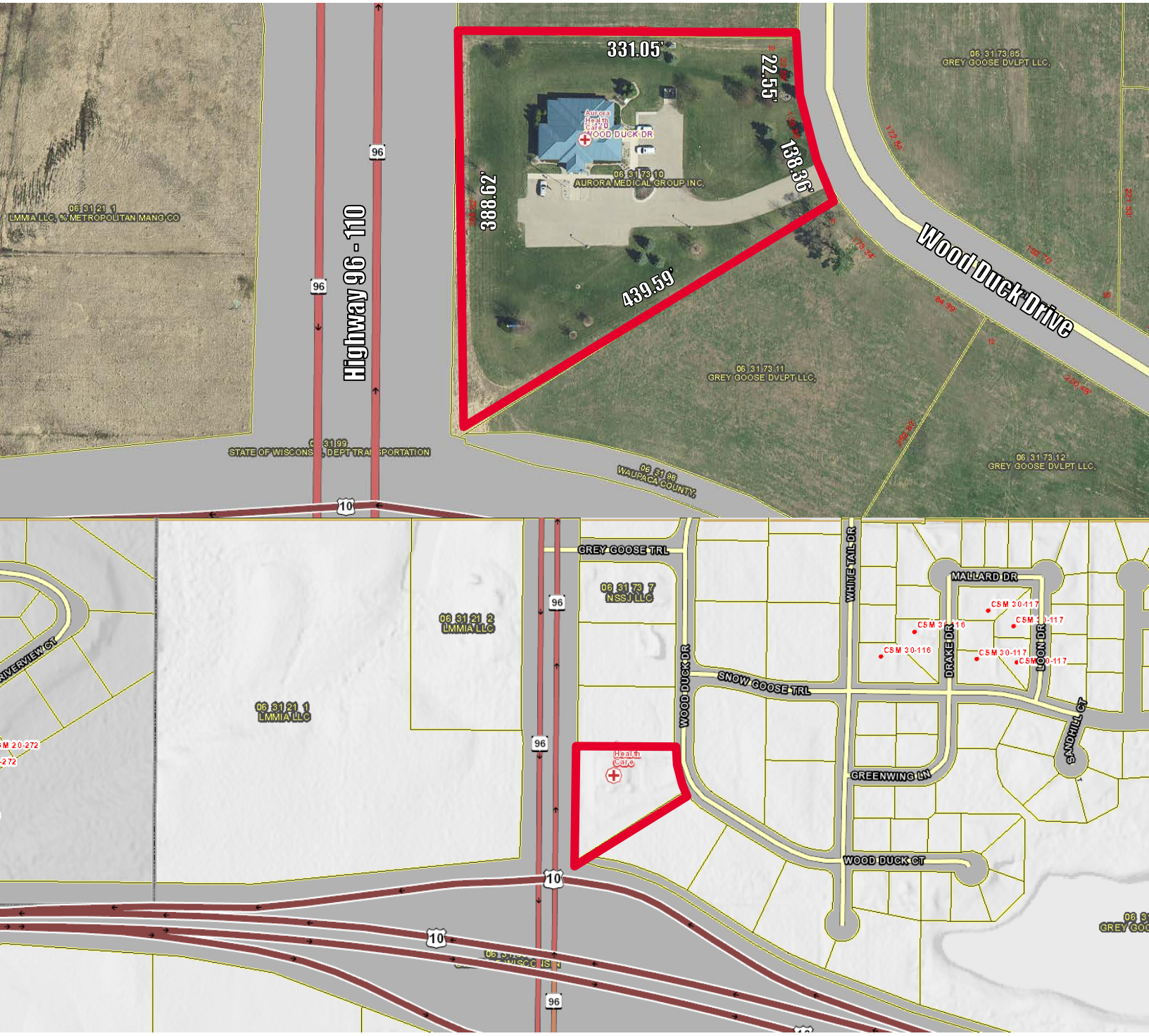
GIS MAPS



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EXTERIOR PHOTOS

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INTERIOR PHOTOS

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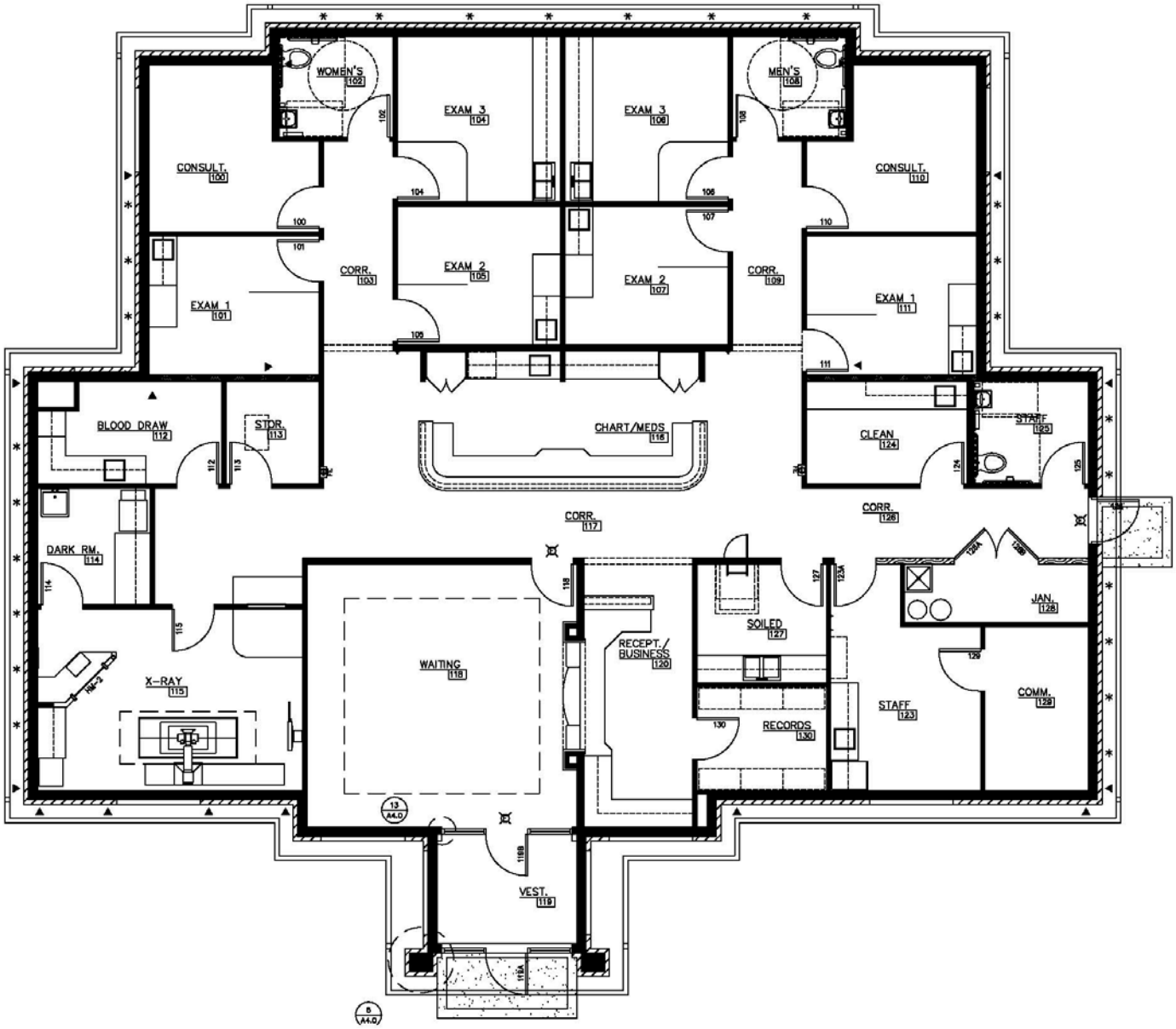
FLOORPLAN



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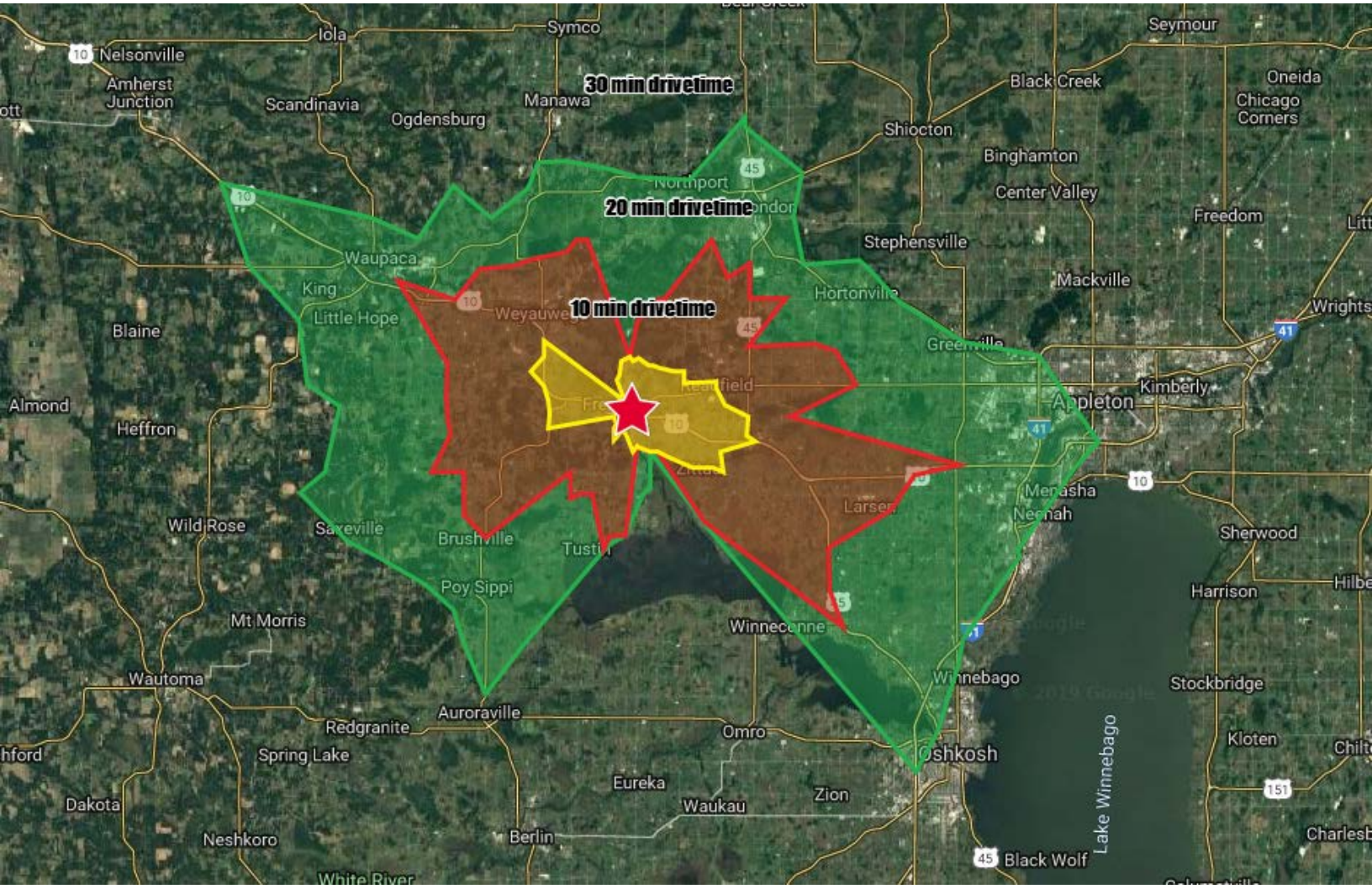
DEMOGRAPHICS



POPULATION	10 MINUTES	20 MINUTES	30 MINUTES
ESTIMATED POPULATION (2019)	1,635	12,528	116,306
MEDIAN AGE	47.7	44.7	40.6

HOUSEHOLDS	10 MINUTES	20 MINUTES	30 MINUTES
ESTIMATED HOUSEHOLDS (2019)	741	5,273	49,696
ESTIMATED AVERAGE HOUSEHOLD INCOME	$89,723	$89,808	$85,118

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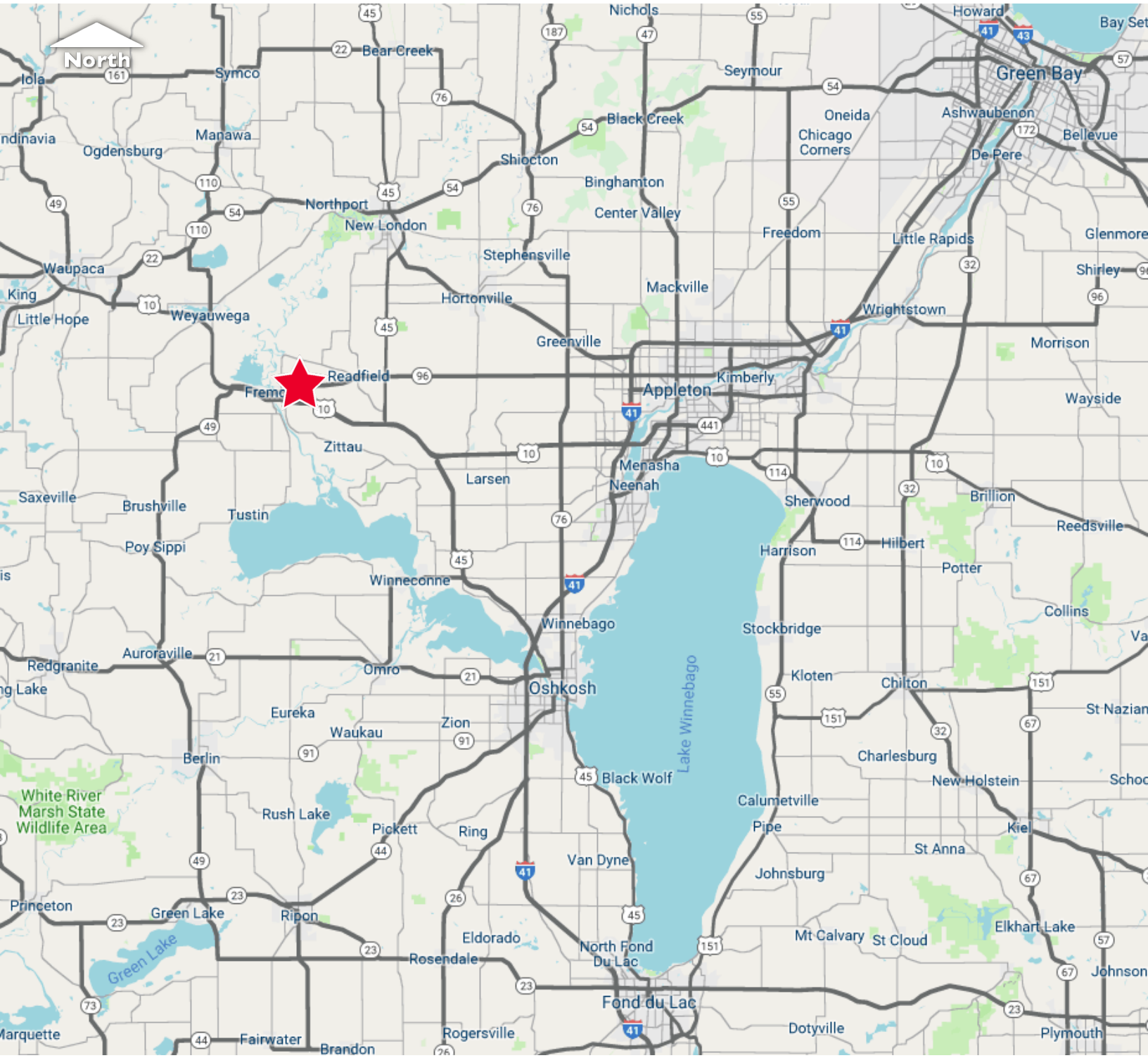
OVERVIEW MAP



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STATE OF WISCONSIN BROKER DISCLOSURE
To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customer

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

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you.
Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *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.*
- *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 "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.*

Please review this information carefully. A broker or salesperson 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 a broker's duties to a customer under section 452.133 (1) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01 (5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

_____

_____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

_____

_____

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

CONSENT TO TELEPHONE SOLICITATION

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

_____

SEX OFFENDER REGISTRY

Notice: 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://offender.doc.state.wi.us/public/ or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

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 licensee as being of such significate 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. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly 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.

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