FOR SALE



726 Pine St. | Green Bay, WI

12,866 Sq. Ft. • **.59** Acres • Central Business District zoning • **$3,250,000**

Besaw Properties LTD is pleased to offer FOR SALE this prime commercial Office Building at 726 Pine St in Green Bay, WI. This property was completely built to suit for Forward Services. Just renewed a 5-year extension which shows a long commitment to this Downtown location. Full service lease with annual 2% rent escalations. Excellent investment opportunity . Broker owned.

- **Open concept & high grade finishes**
- **Everything in property has been completely remodeled**
- **Improvements include all HVAC, doors, windows, electrical, plumbing, walls and flooring**
- **86 Parking spaces**
- **4 restrooms**
- **Amenities: Kitchen**
- **7% Cap Rate**
- **Current NOI-$247,347.72**

BESAW PROPERTIES LTD
Commercial Property Services

Phone: **920-338-8080**
Fax: 920-338-8181
Email: **tim@besawrealty.com**

All information contained herein is from sources deemed reliable and is submitted subject to errors, omissions and to change of price or terms without notice.

Prime Commercial Office FOR SALE

Ideal use is office space for companies or individuals at an ideal location in Green Bay.

Besaw Properties LTD is pleased to offer, for sale, this landmark commercial office building at 726 Pine St. in Green Bay, WI. This newly remodeled commercial property FOR SALE is conveniently located in Downtown Green Bay. This property includes improvements such as: HVAC – Windows/ doors—Electrical—Plumbing - Walls and flooring. This property was custom built to suit for current tenant, W/4 yrs. remaining on gross lease with 1-5 yr. options to renew with 2% annual increase. Long term tenant. Everything in property has been completely remodeled, w/ open concept & high grade plumbing, walls, and flooring. Gross lease RBA 12,866 sq ft, 6,400 sq ft typical floor, 86 parking spaces, 4 restrooms. This office building is conveniently located about 16 minutes from Austin Straubel International Airport, and 50 minutes away from Outagamie County Regional Airport. Great opportunity for 1031 Exchange or Investment.







PROPERTY INFORMATION

Property Address:
726 Pine St.
Green Bay, WI 54301
Brown County

Total Square Footage for Sale:
12,866 Square Feet
6,433 Sq Ft per floor (2 Floors)

Lot Size	**.59 Acres**
Sale Price	**$3,250,000**
Municipality	**City of Green Bay**
Zoning	**Commercial - B (Merchantile)**
Parcels and 2025 Taxes	**10-47 $15,620.39** **10-48 $746.12**

BESAW PROPERTIES LTD
Commercial Property Services

FOR MORE INFORMATION
Contact **Tim J. Besaw** Phone: **920-338-8080** | Fax: 920-338-8181
Email: **tim@besawrealty.com** | Online: **www.BesawRealty.com**

726 Pine St. | Building Information

BUILDING INFORMATION

Building Type:
Office/ build to suit

Year Built:
1980
Remodeled in 2019

Exterior Construction	**Painted Brick/ Stone**
Parking Spots	**86/On-site**
Heat	**GFA/ZONED**
Hot Water	**YES/GAS**
Air Conditioning	**Yes/ZONED**
Restrooms	**4**
Security System	**FULL/KEY FOB**
Visibility	**DOWNTOWN**
Tenants	**FORWARD SERVICE CORP.**
Elevators	**1**



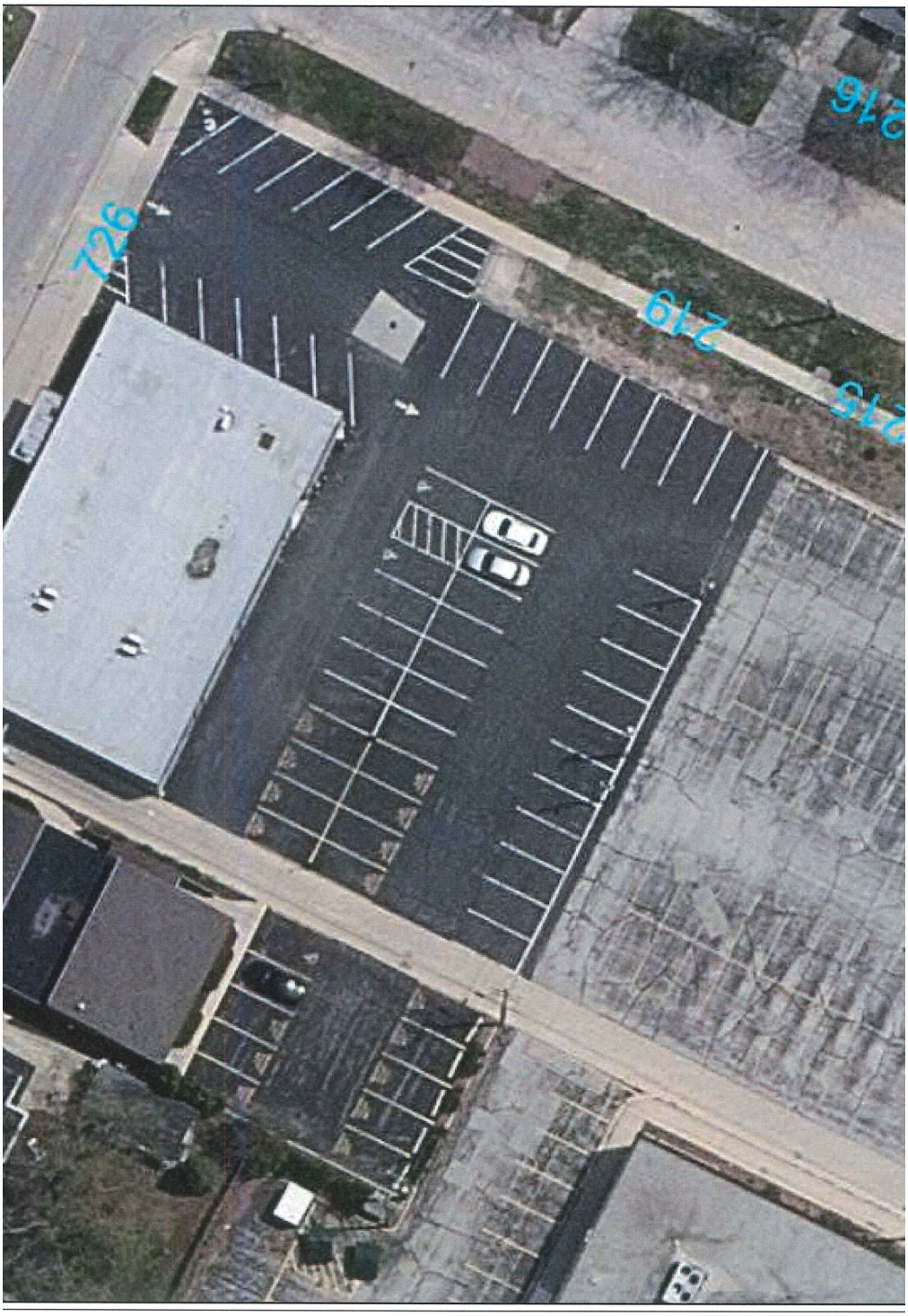




BESAW PROPERTIES LTD
Commercial Property Services

FOR MORE INFORMATION
Contact **Tim J. Besaw** Phone: **920-338-8080** | Fax: 920-338-8181
Email: **tim@besawrealty.com** | Online: **www.BesawRealty.com**

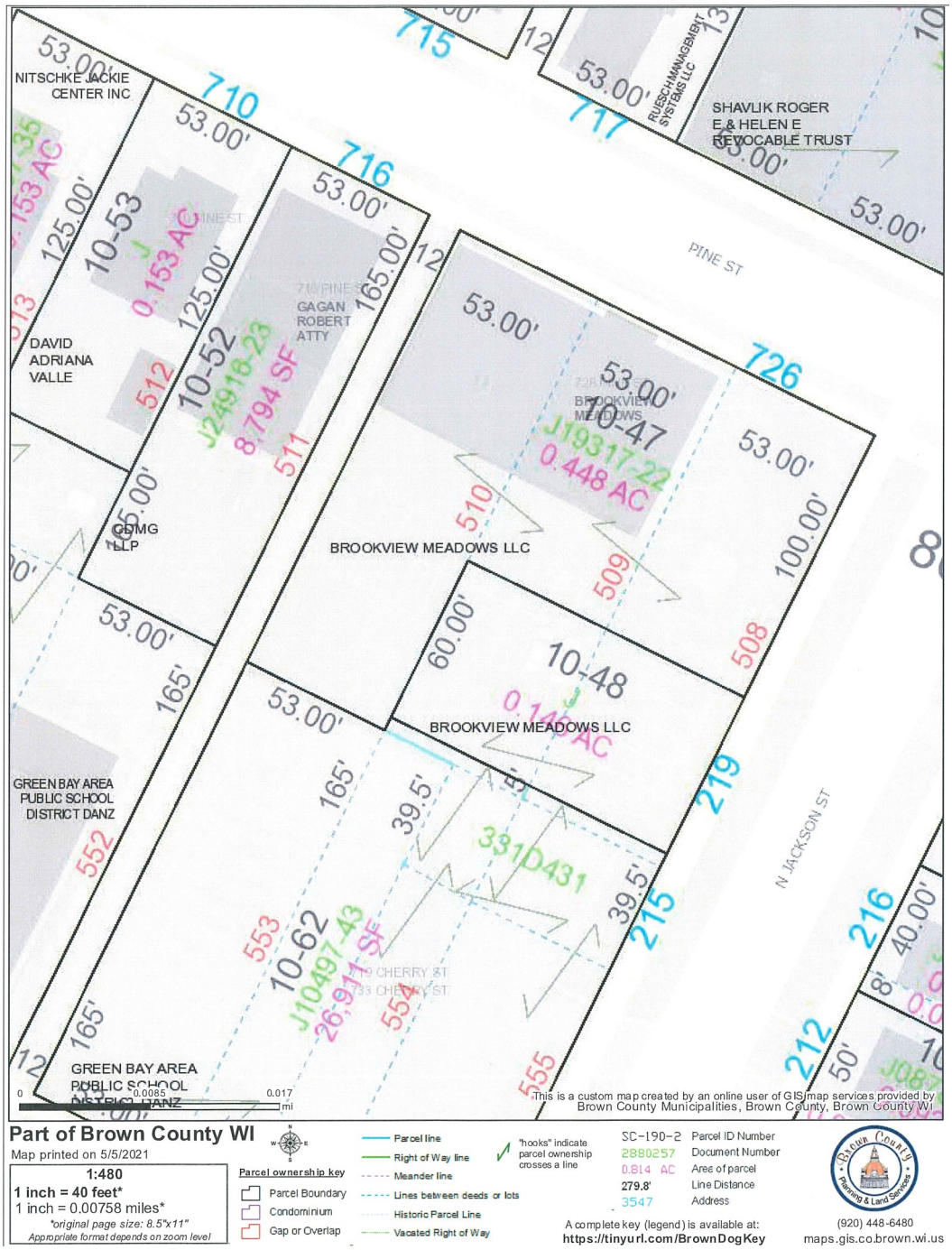
Aerial View



BESAW PROPERTIES LTD
Commercial Property Services

FOR MORE INFORMATION
Contact **Tim J. Besaw** Phone: **920-338-8080** | Fax: 920-338-8181
Email: **tim@besawrealty.com** | Online: **www.BesawRealty.com**

Plat Map



BESAW PROPERTIES LTD
Commercial Property Services

FOR MORE INFORMATION
Contact **Tim J. Besaw** Phone: **920-338-8080** | Fax: 920-338-8181
Email: **tim@besawrealty.com** | Online: **www.BesawRealty.com**