

FOR SALE



726 Pine St. | Green Bay, WI



12,866 Sq. Ft. • .59 Acres • Central Business District zoning • \$2,650,000

Besaw Properties LTD is pleased to offer FOR SALE this prime commercial Office Building at 726 Pine St in Green Bay, WI. Many options for this office building, ideal use is office space for companies or individuals seeking an ideal location. Possible Build to Suit. This property has 86 parking spaces and 4 restrooms.

- **Current tenant, with 2 yrs remaining on gross lease with 2-5 year options to renew with 2% annual increase**
- **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**

BESAW
PROPERTIES LTD

Commercial Property Services

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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/2 yrs. remaining on gross lease with 2-5 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. This is the perfect place to start making your new office!



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 **\$2,650,000**

Municipality..... **City of Green Bay**

Zoning **Commercial - B (Merchantile)**



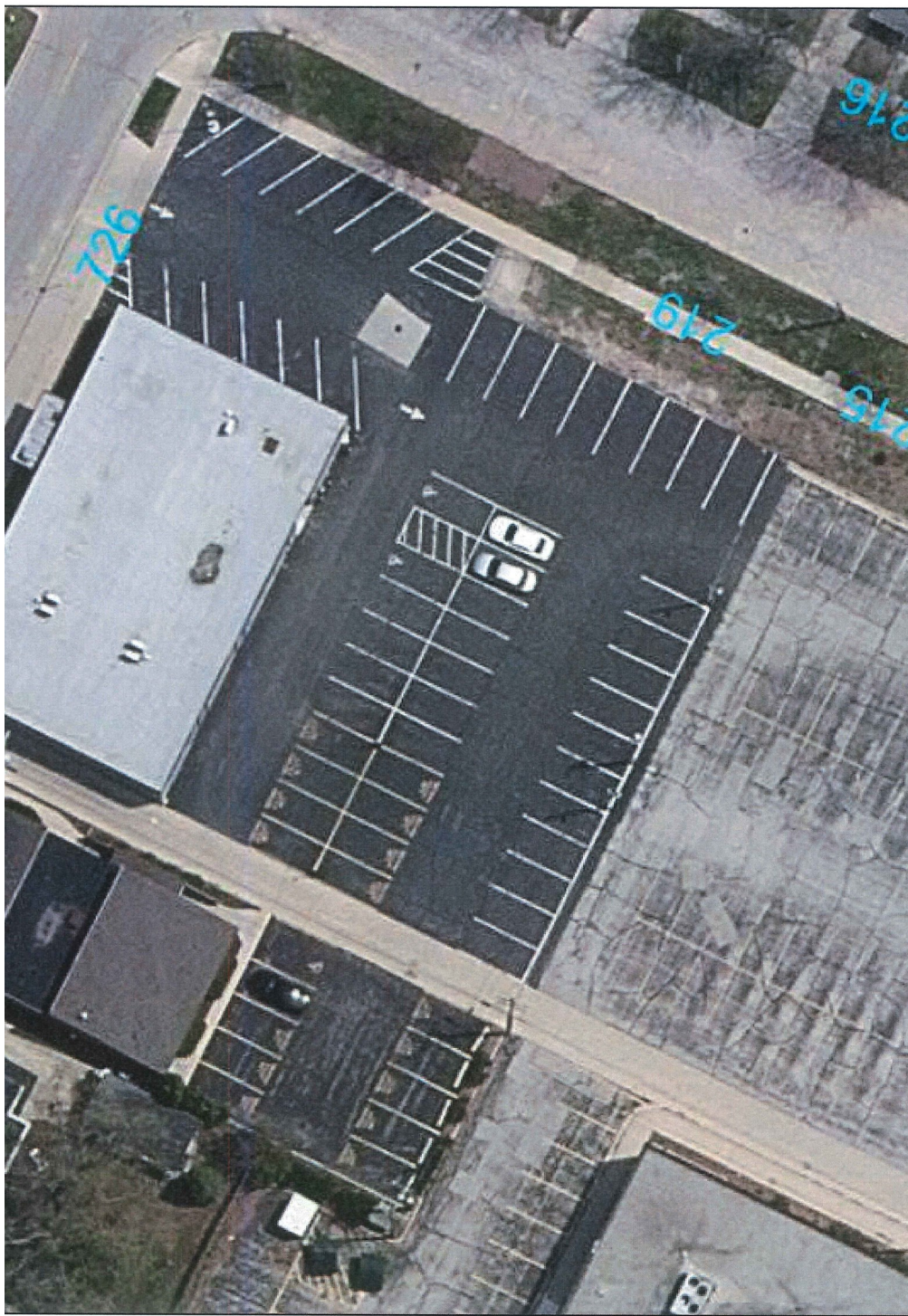
BUILDING INFORMATION

| | |
|----------------------------|------------------------------|
| Building Type: | Year Built: |
| Office/ build to suit | 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..... | 4 |
| NOI..... | \$240,260 |





Arial View





Plat Map



Part of Brown County WI

Map printed on 5/5/2021

1:480

1 inch = 40 feet*

1 inch = 0.00758 miles*

*original page size: 8.5"x11"

Appropriate format depends on zoom level

Parcel ownership key

- Parcel Boundary
- Condominium
- Gap or Overlap
- Parcel line
- Right of Way line
- Meander line
- Lines between deeds or lots
- Historic Parcel Line
- Vacated Right of Way

hooks indicate parcel ownership crosses a line

SC-190-2 Parcel ID Number
2880257 Document Number
0.814 AC Area of parcel
279.8' Line Distance
3547 Address

A complete key (legend) is available at:
<https://tinyurl.com/BrownDogKey>



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maps.gis.co.brown.wi.us