

**Commercial
Real Estate
For Sale**

**6212 Sq. Ft.
Building**

**1881 Pride Terrace
Suamico, WI 54173**

INTEGRITY, PASSION, RESULTS



**Besaw & Associates
Realty, Ltd.**

Phone: 920-338-8080

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PROPERTY INFORMATION



Besaw & Associates is pleased to offer FOR SALE this prime commercial building at 1881 Pride Terrace in Suamico, WI. Conveniently located off Velp Ave. Former daycare building in excellent condition.

Remodeled and addition added in 2017. Building has multiple open areas, perimeter offices, break room, 6 bathrooms, 14-foot ceilings, fenced back yard and a large parking lot located on the end of a cul-de-sac.

Property Address	1881 Pride Terrace Suamico, WI 54173 Brown County
Total Square Footage Available	6212 Square Feet
Lot Size	1.03 Acres Total
Listing Price	\$749,900
Municipality	Village of Suamico
Zoning	G2-Commercial
Parcel and	#SU-1004-X-8
Taxes-2021	\$8157.14

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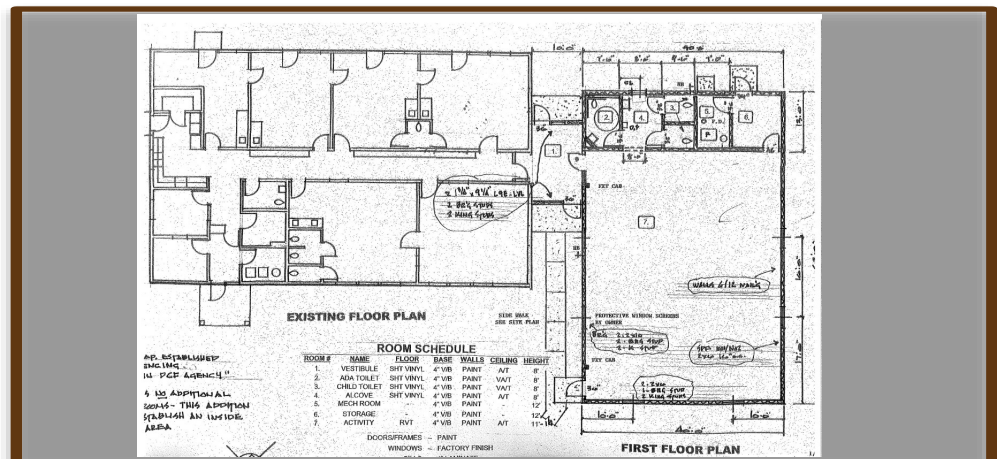
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Building Photos



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BUILDING TYPE	COMMERICAL/OFFICE
YEAR BUILT/REMODELED	1997/2017
EXTERIOR CONSTRUCTION	VINYL
PARKING SPOTS	21 ON SITE
SPRINKLER SYSTEM	NO
HEAT	GFA/2
HOT WATER	GAS/2
AIR CONDITIONING	YES/2
RESTROOMS	6
SECURITY SYSTEM	YES
VISIBILITY	EXCELLENT
CURRENT TENANTS	VACANT

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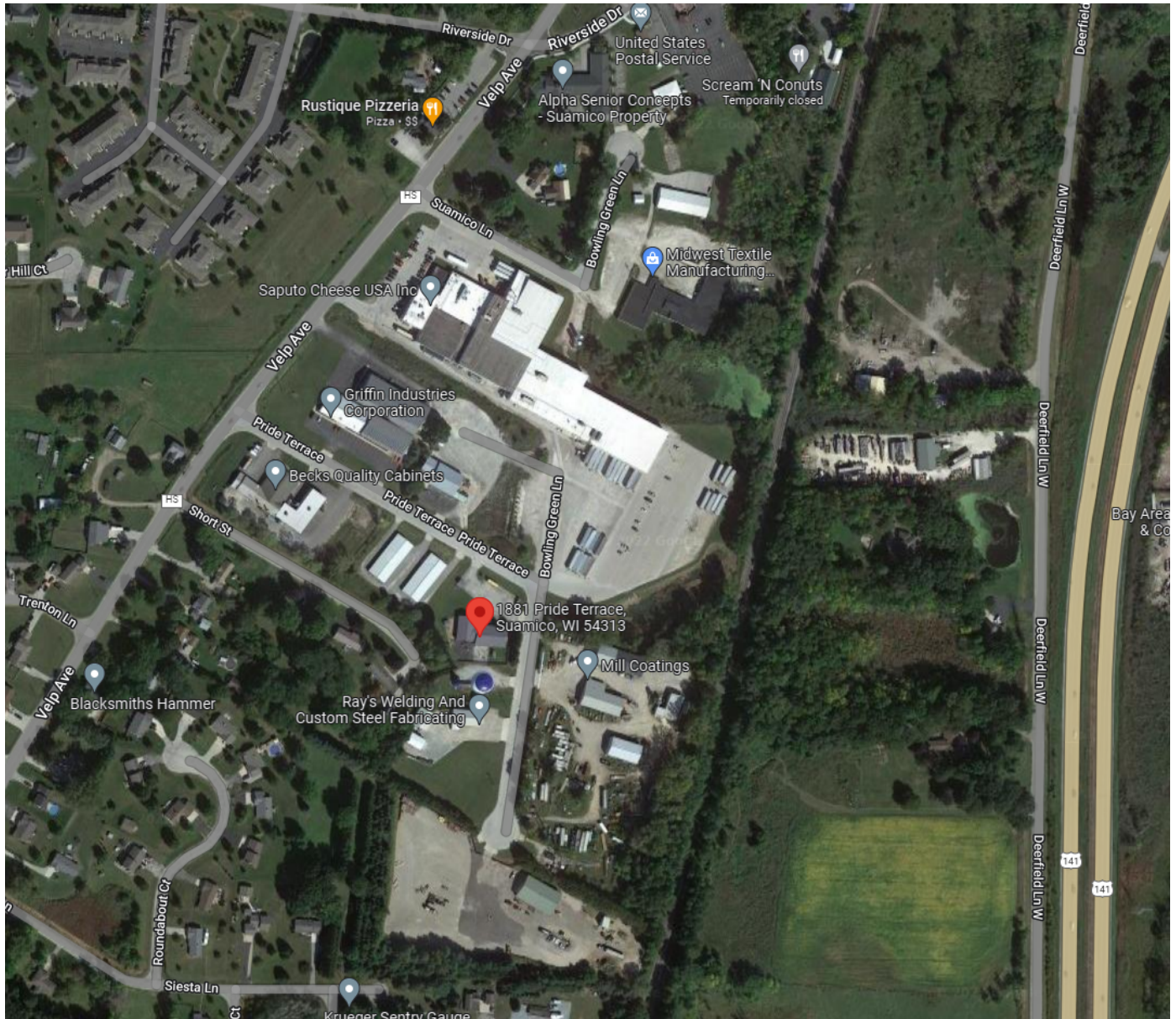
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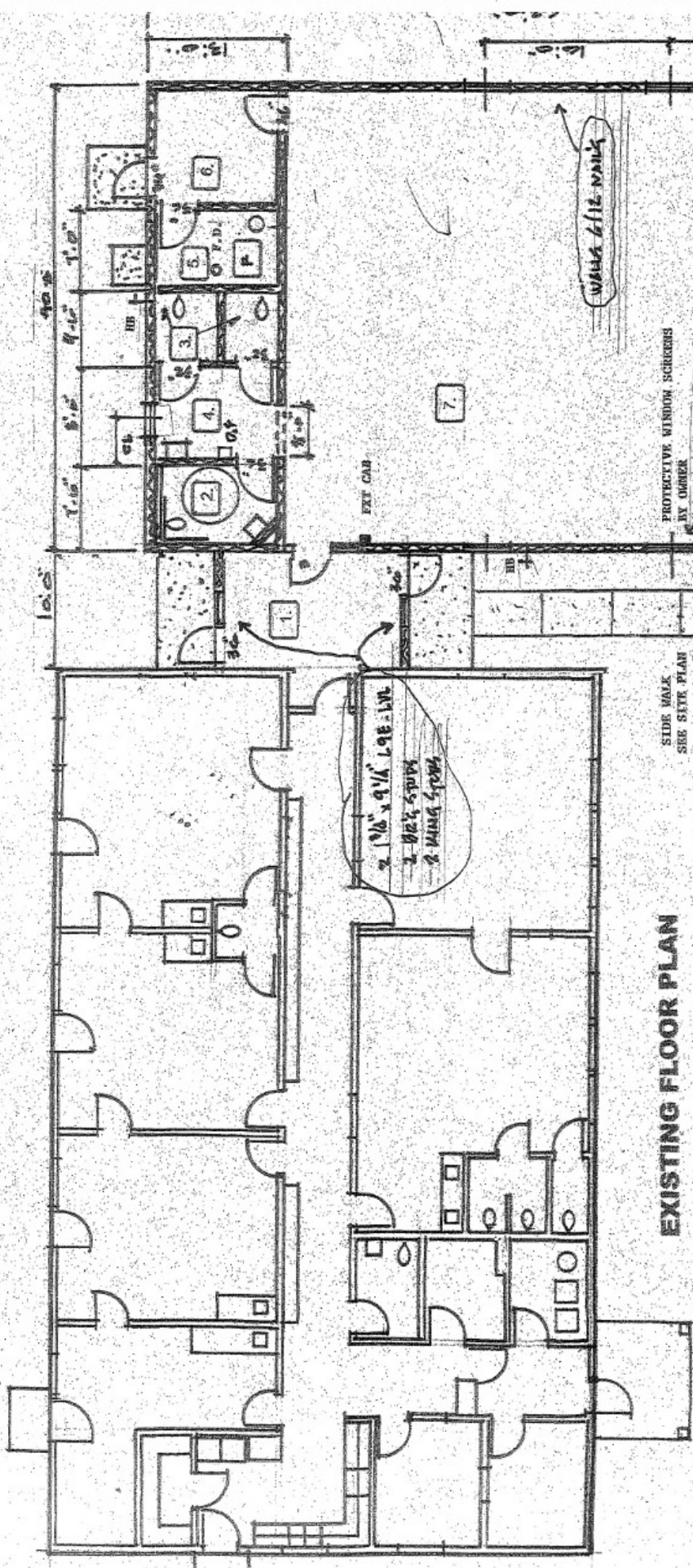
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EXISTING FLOOR PLAN

ROOM SCHEDULE

ROOM #	NAME	FLOOR	WALLS	BASE	CEILING	HEIGHT
1.	VESTIBULE	SHT VINYL	4" V/B	PAINT	AT	8'
2.	ADA TOILET	SHT VINYL	4" V/B	PAINT	VAT	8'
3.	CHILD TOILET	SHT VINYL	4" V/B	PAINT	VAT	8'
4.	ALCOVE	SHT VINYL	4" V/B	PAINT	AT	8'
5.	MECH ROOM		4" V/B	PAINT		12'
6.	STORAGE		4" V/B	PAINT		11'-14"
7.	ACTIVITY	RVT	4" V/B	PAINT	AT	

DOORS/FRAMES - PAINT

WINDOWS - FACTORY FINISH

AP. ESTABLISHED
ENCLOSING
IN PCF AGENCY"

3 IS ADDITIONAL
ZONES - THIS ADDITION
STABLISH AN INSIDE
AREA

FIRST FLOOR PLAN