FOR SALE



1600-1688 N. Casaloma Drive | Appleton, WI

24,510 Sq. Ft. • **3.11** Acres • **$3,650,000**

Besaw Properties LTD is pleased to offer FOR SALE this prime commercial office building at 1600-1688 Casaloma Drive in Appleton, WI. Thriving location for this mostly medical tenant strip center with upside opportunity. 8% Cap Rate with 7,000 sq. ft. currently vacant. Many upgrades completed in last 3 years. Broker owned.

- **Prime commercial space**
- **Class A Strip Center**
- **Long term NNN leases**
- **Current NOI - $306,750**
- **8% Cap Rate**
- **7,050 Sq Ft Vacant**
- **Great upside opportunity**

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.

1600-1688 N. Casaloma Drive | Property Information

Prime Commercial Office FOR SALE

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

Besaw Properties LTD is pleased to offer, for sale, this commercial office building at 1600-1688 N. Casaloma Drive in Appleton, WI. This Class A strip center has an excellent tenant mix. Mostly medical with long term NNN leases. 7,050 sq. ft. vacant for upside. Currently at 8% cap rate. Current NOI $306,750. Onsite backup generator owned by seller.







PROPERTY INFORMATION

Property Address:
1600-1688 N. Casaloma Dr.
Appleton, WI 54913
Outagamie County

Total Square Footage for Sale:
24,510 Square Feet

Lot Size	**3.11 Acres**
Sale Price	**$3,650,000**
Municipality	**Village of Grand Chute**
Zoning	**Commercial**
Parcels and 2025 Taxes	**101089700-$30,293.22**

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FOR MORE INFORMATION
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Email: **tim@besawrealty.com** | Online: **www.BesawRealty.com**

1600-1688 N. Casaloma Drive | Building Information

BUILDING INFORMATION

Buiding Type:
Office/Retail/build to suit

Year Built:
2008
Renovated in 2015

Exterior Construction ..... **Masonry**

Parking Spots ..... **On-site**

Sprinkler System ..... **Yes/WET**

Heat ..... **Rooftop/GFA**

Hot Water ..... **Gas**

Air Conditioning ..... **Yes**

Restrooms ..... **Per Suite**

Security System ..... **Per Suite**

Visibility ..... **Excellent**

Current Tenants ..... **Ministry Home Care Services, Kyle Hangartner Insurance Agency, Advanced Physical Therapy & Sports Medicine, Fox Valley Surgery Center, Wisconsin Spine & Pain Center**











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1600-1688 N. Casaloma Drive | Aerial View



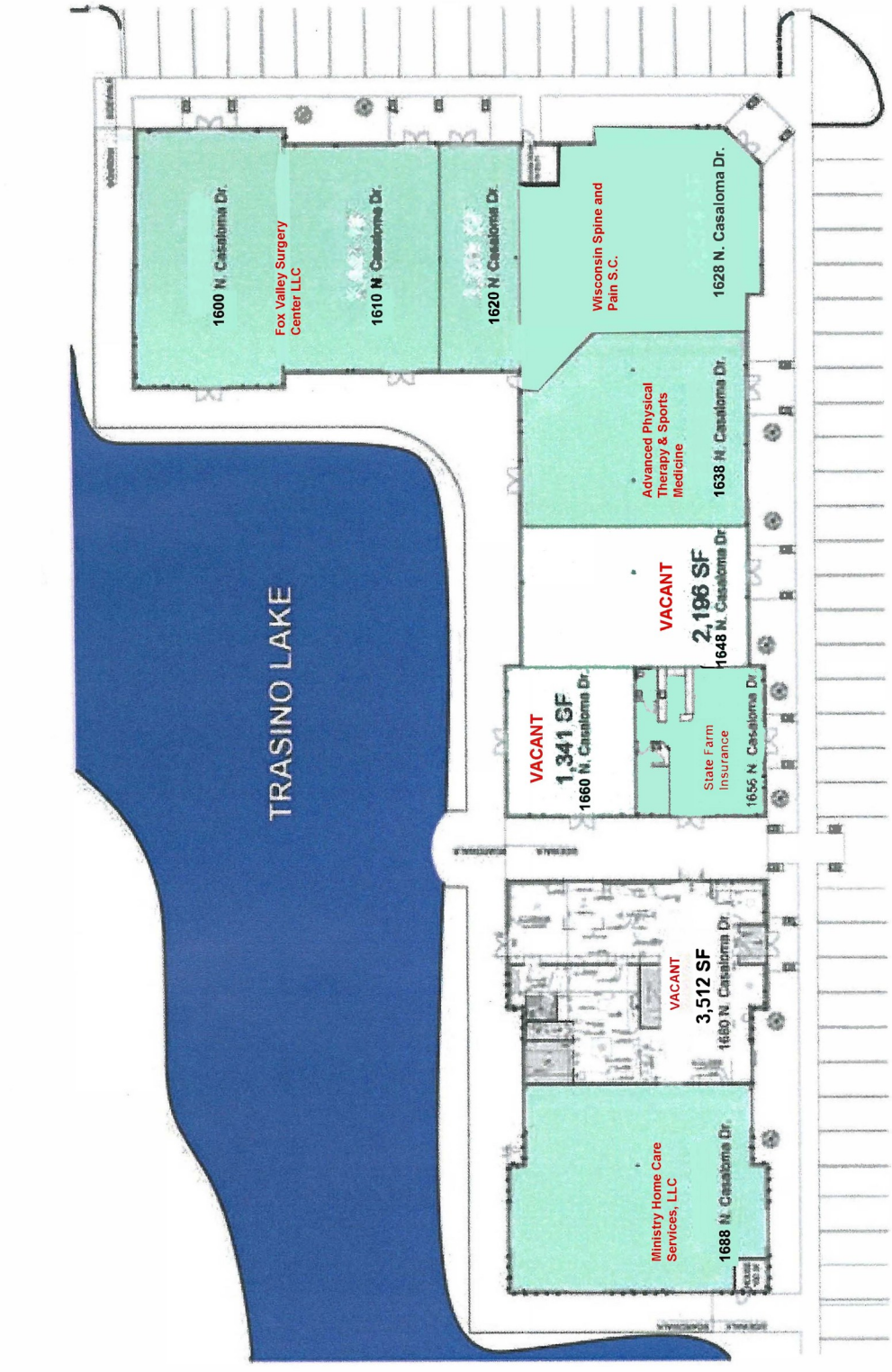
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1600-1688 N. Casaloma Drive | Building Layout



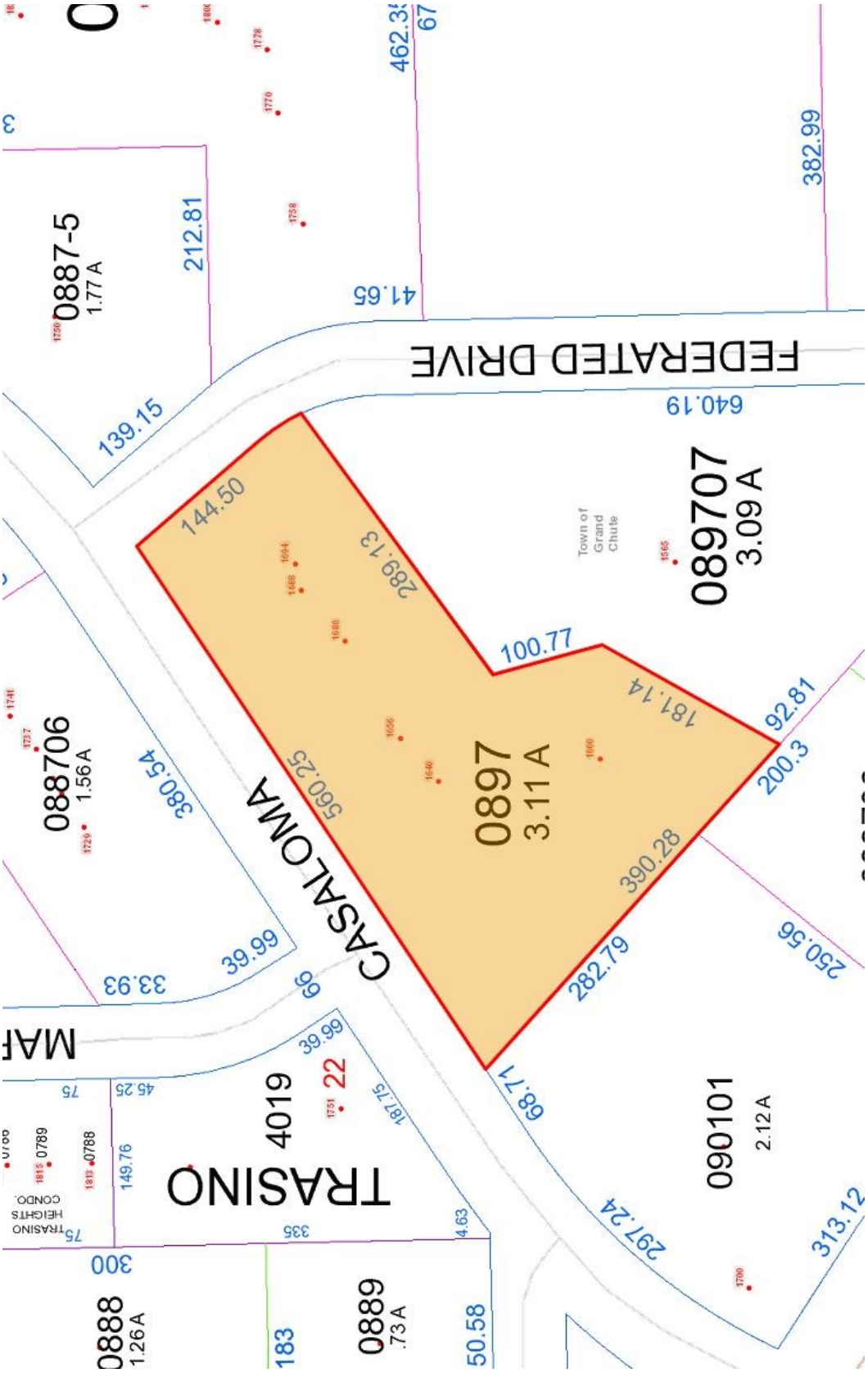
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1600-1688 N. Casaloma Drive | Plot Map



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