

FOR SALE



1600-1688 N. Casaloma Drive | **Appleton, WI**

24,510 Sq. Ft. • 3.11 Acres • \$4,250,000

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. 7% 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 \$307,206**
- **7% Cap Rate**
- **7,050 Sq Ft. Vacant**

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 7% cap rate. Current NOI \$307,206. 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 **\$4,250,000**

Municipality..... **Village of Grand Chute**

Zoning **Commercial**

Parcels and 2025 Taxes..... **101089700-\$30,293.22**

FOR MORE INFORMATION

Contact **Tim J. Besaw** Phone: **920-338-8080** | Fax: 920-338-8181

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

BUILDING INFORMATION

Building Type:	Year Built:
Office/Retail/build to suit	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



1600-1688

N. Casaloma
Drive

Aerial
View



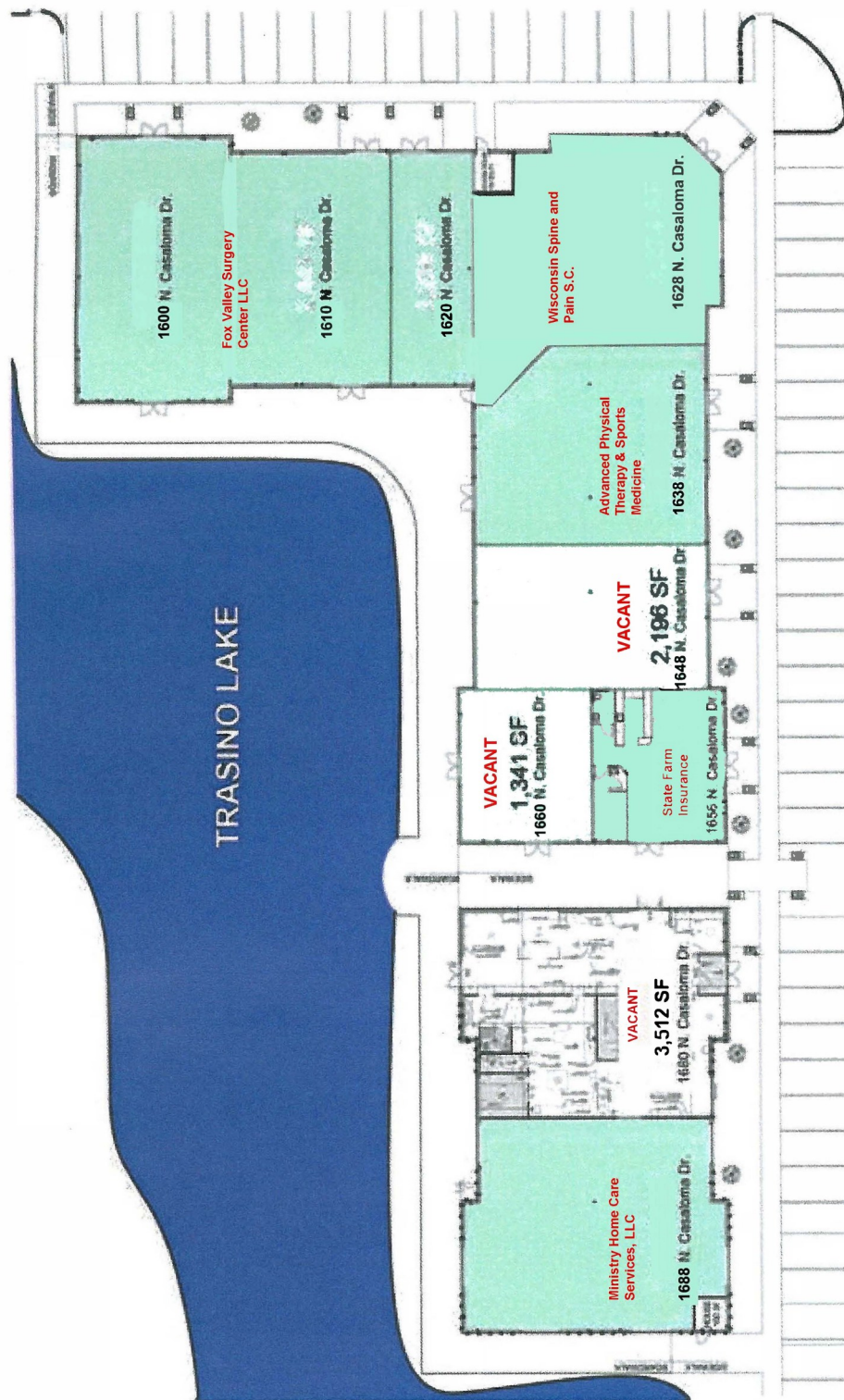
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1600-1688 N. Casaloma Drive | Building Layout



1600-1688 N. Casaloma Drive | Plot Map

