

FOR SALE



1600-1688 N. Casaloma Drive

Appleton, WI

24,510 Sq. Ft. • 3.11 Acres • \$4,500,000

Besaw Properties LTD is pleased to offer FOR SALE this prime commercial office building at 1600-1688 Casaloma Drive in Appleton, WI. Class A strip center with excellent tenant mix.

- Prime commercial space
- Class A Strip Center
- Long term NNN leases
- Current NOI \$336,000
- 7.5 Cap Rate
- 3,500 Sq Ft. Vacant

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 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 years average. 3,500 sq. ft. vacant for upside. Currently at 7.5 cap rate. All leases are new in the last 24 months. Annual 3% base rent increases on most leases. Current NOI \$336,000. Financials provided with executed C/A only. 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 **\$4,500,000**

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

Zoning **Commercial**



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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FOR MORE INFORMATION

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

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

1600-1688 N. Casaloma Drive | Building Layout



