FOR SALE



940 Hansen Road | Green Bay, WI

23,843 Sq. Ft. Building • Prime Retail Area • **$4,250,000**

Besaw Properties LTD is pleased to offer FOR SALE this prime commercial Office Suite at 940 Hansen Road in the Village of Ashwaubenon. Excellent location for this thriving strip center. Nice tenant mix with a 3-5 year average on all leases. Broker owned.

- **Less than one mile from Bay Park Square Mall and The Village Bay Park shopping centers.**
- **Strong neighboring businesses with long term clientele enhancing visibility.**
- **Easily accessible via Hwy I-41 and WI-172.**
- **Just off Oneida St. and Hansen Rd.**
- **Across from Culver's**
- **8% Cap Rate**
- **Current NOI-$333,000**
- **100% Leased**

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.

Prime Commercial Office FOR LEASE

Ideal use is office space for companies or individuals at an ideal location in the Village of Ashwaubenon.

Besaw Properties LTD is pleased to offer, for sale, this prime commercial office building at 940 Hansen Road. Close to Bay Park Square Mall and The Village Bay Park shopping centers. Easily accessible from Hwy I-41 and WI -172. Come and join Not By Bread Alone, Edward Jones, Empire Beauty School, Northern Bloom Salon, The Tattered Whisk, Nature's Best Floral and Istanbul Fish & Seafood Restaurant in this great strip mall location!







PROPERTY INFORMATION

Property Address:
940 Hansen Road
Green Bay, WI 54304
Brown County

Total Square Footage for Sale:
23,834 Sq. Ft. Building

Sale Price	**$4,250,000**
Municipality	**Village of Ashwaubenon**
Zoning	**B (Merchantile)**
Parcel and 2025 Taxes	**VA-164-5-$45,960**

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BUILDING INFORMATION

Buiding Type:
Strip Mall

Year Built:
2008

Exterior Construction ..... **Masonry/Steel**

Parking Spots **146/on-site**

Sprinkler System ..... **Fully**

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

Hot Water ..... **Yes**

Air Conditioning ..... **Rooftop/Yes/Zoned**

Security System ..... **Full/Key Fob**

Visibility ..... **Excellent**

Current Tenants. **Edward Jones, Empire Beauty School, Not By Bread Alone, Northern Bloom Salon, Istanbul Fish & Seafood Restaurant, The Tattered Whisk, Nature's Best Floral**







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940 Hansen Road | Aerial View



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940 Hansen Road | Plat Map



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