



REALTY GROUP



expCOMMERCIAL



# Offering Memorandum for Office/ Redevelopment Portfolio

Offering Memorandum  
Office/Redevelopment Portfolio  
Portfolio Snapshot



**OFFERING SUMMARY**

**Total Portfolio Price: \$1,370,000**  
**Total Building Square Footage: 23,040 SF**  
**Total Acreage: 1.4 Acres**  
**Total Parking Spaces: 69**  
**Property Taxes: Owner is tax exempt**  
**Submarket: Oshkosh**  
**Market: Fox Valley**  
**Note: This portfolio can be split**

This three-property Oshkosh portfolio offers developers, office users, and retailers a versatile opportunity in a transforming downtown corridor. It includes a large, modernized mixed-use building with amenities, a well-maintained training/office facility with ample parking, and a character-rich historic depot ideal for creative reuse. With flexible zoning, functional layouts, and prominent locations within the Oshkosh market, the portfolio provides both immediate usability and attractive long-term redevelopment potential.

**Dawn Davis**  
**+1 920 309 1295**  
**dawn@3drealtygroup.com**

**[www.3DRealtyGroup.com](http://www.3DRealtyGroup.com)**

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Portfolio Location / Parcel Outlines



Dawn Davis  
+1 920 309 1295  
dawn@3drealtygroup.com

[www.3DRealtyGroup.com](http://www.3DRealtyGroup.com)



## OFFERING SUMMARY

<b>Building Square Footage: 18,184</b>
<b>Acreage: 0.715</b>
<b>Total Parking Spaces: 31</b>
<b>Year Built: 1956 / Renovated: 2003</b>
<b>Numbers of Restrooms: 8</b>
<b>Number of Kitchens: 2</b>
<b>New Roof: 2022</b>
<b>Parcel Numbers: 04-0001-04-00</b>
<b>Zoning: CMU - Central Mixed Use</b>
<b>Submarket: Oshkosh</b>
<b>Market: Fox Valley</b>

## PROPERTY OVERVIEW

424 Washington Ave is a three-story, handicap-accessible building located just steps from Oshkosh's downtown business district. The property includes a small tenant lease, an elevator serving all floors, and flexible space currently used for daycare and office operations. Well-maintained, this property also features a large conference room, multiple kitchens and restrooms, an outdoor area for employee and program use and plentiful parking. A new roof was installed in 2022. It's situated next to the YMCA and near the Oshkosh library. Currently zoned CMU – Central Mixed Use, allowing for a wide range of commercial and community-focused uses.

424 Washington Ave - Interior Photos



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Front Entrance ↑



Reception Area ↑



Kitchen ↑

Large Conference Room ↓



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+1 920 309 1295  
dawn@3drealtygroup.com

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424 Washington Ave Interior Photos



↑ Office Spaces ↓



↑ Office Spaces ↓



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424 Washington Ave - Interior Photos



Office with Conference Area ↑  
Reception Area ↓



Office Space ↑  
Waiting Room ↓



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Offering Memorandum  
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424 Washington Ave - Interior Photos



Full Kitchen ↑  
Open Concept Office Space ↓



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424 Washington Ave - Interior Photos



Conference Room / Office Space ↑  
Office with Conference Area ↓



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424 Washington Ave - Exterior Photos

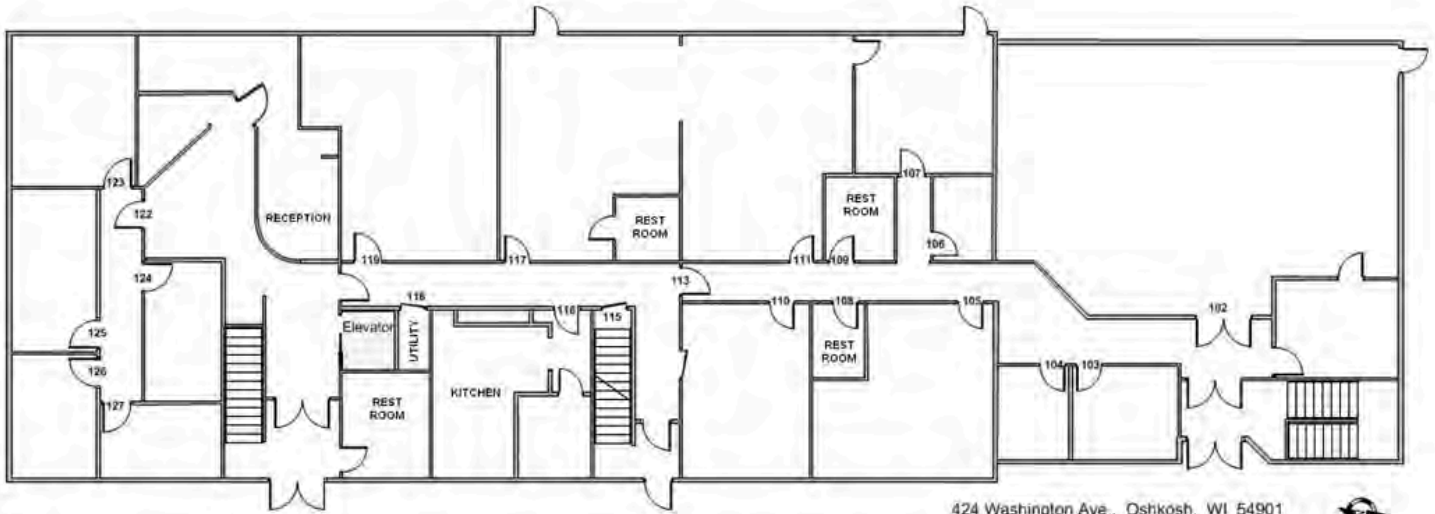


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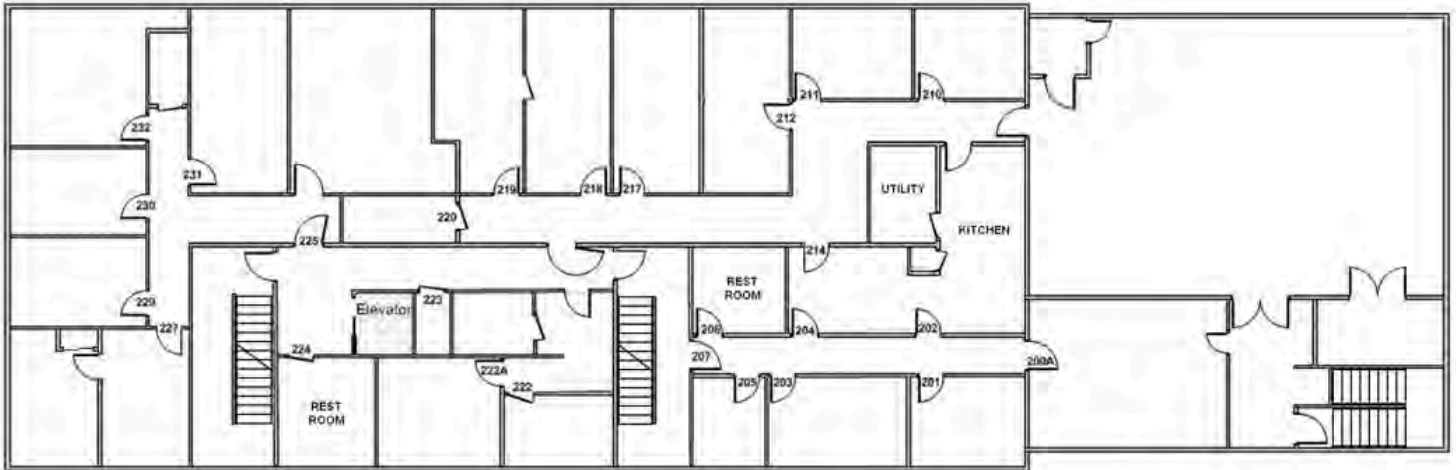
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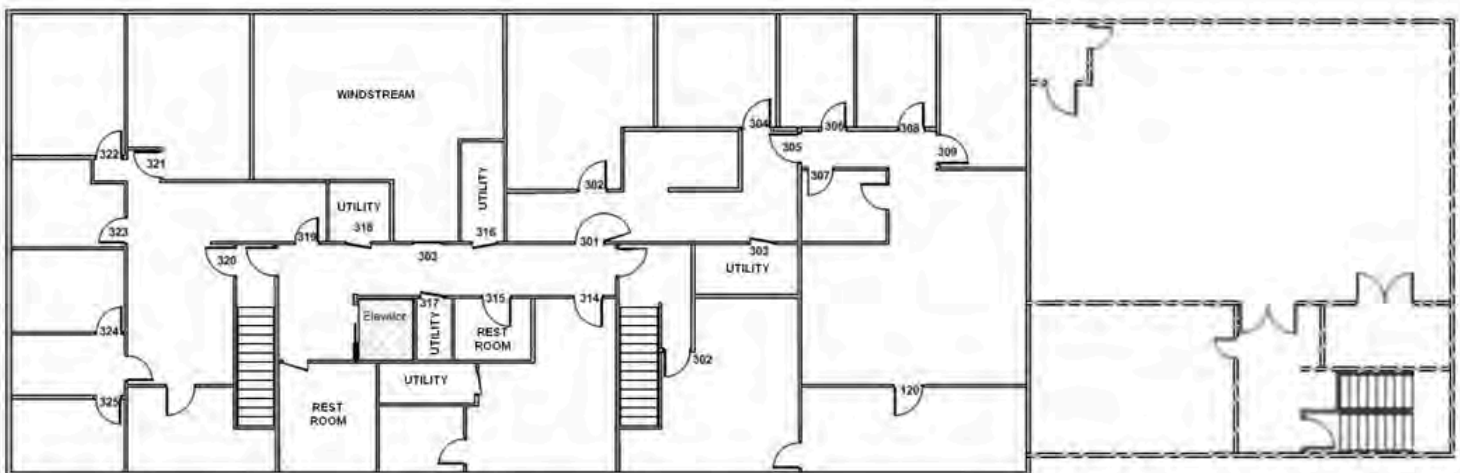
424 Washington Ave - Floor Plans



424 Washington Ave., Oshkosh, WI 54901  
1st Floor - Front



424 Washington Ave., Oshkosh, WI 54901  
2nd Floor - Front



424 Washington Ave., Oshkosh, WI 54901  
3rd Floor - Front

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## OFFERING SUMMARY

<b>Building Square Footage: 3,256</b>
<b>Acreage: 0.448</b>
<b>Total Parking Spaces: 35</b>
<b>Year Built: 1884 / Renovated: 2010</b>
<b>Numbers of Restrooms: 2</b>
<b>Kitchen Area: 1</b>
<b>New Roof: 2014</b>
<b>Parcel Numbers: 04-0001-00-00</b>
<b>Zoning: CMU - Central Mixed Use</b>
<b>Submarket: Oshkosh</b>
<b>Market: Fox Valley</b>

## PROPERTY OVERVIEW

415 Broad St currently functions as a training center, featuring three larger classrooms. It also holds three private offices, two restrooms, and a break room. This well-maintained building had beautiful cream city brick repair work completed in 2024 and offers generous parking. Situated close to Oshkosh's downtown business district, the property offers flexible space suitable for retail, professional, or community-focused uses. It is zoned CMU – Central Mixed Use, providing broad adaptability for future commercial or institutional purposes.

Offering Memorandum  
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424 Washington Ave - Interior Photos



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Classroom ↑ Medical Training Room ↓



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+1 920 309 1295  
dawn@3drealtygroup.com

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Offering Memorandum  
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415 Broad Street - Interior Photos



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Classroom ↑



Front Entrance ↑ Hallway ↓



Kitchenette ↓



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Common Office Area ↑

Private Office ↓



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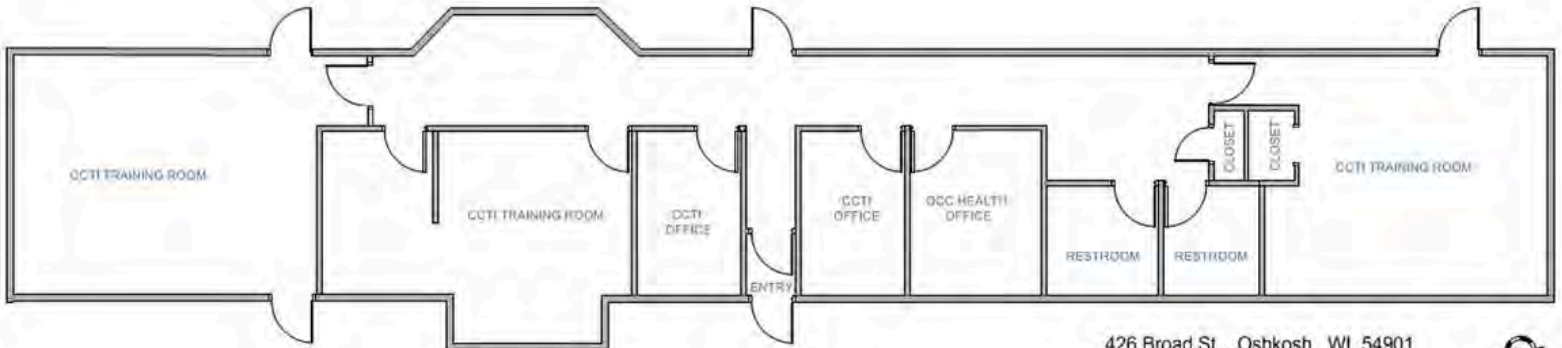
415 Broad Street - Floor Plans



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426 Broad St., Oshkosh, WI 54901  
Main Floor - Front



Dawn Davis  
+1 920 309 1295  
dawn@3drealtygroup.com

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475 Broad St - Property Overview



**OFFERING SUMMARY**

<b>Building Square Footage: 1,600</b>	
<b>Acreage: 0.240</b>	
<b>Total Parking Spaces: 3</b>	
<b>Year Built: 1884</b>	
<b>New Roof: 2016</b>	
<b>Parcel Numbers: 04-0001-03-00</b>	
<b>Zoning: TR-10-PD - Two Family Residence</b>	
<b>Submarket: Oshkosh</b>	
<b>Market: Fox Valley</b>	

**PROPERTY OVERVIEW**

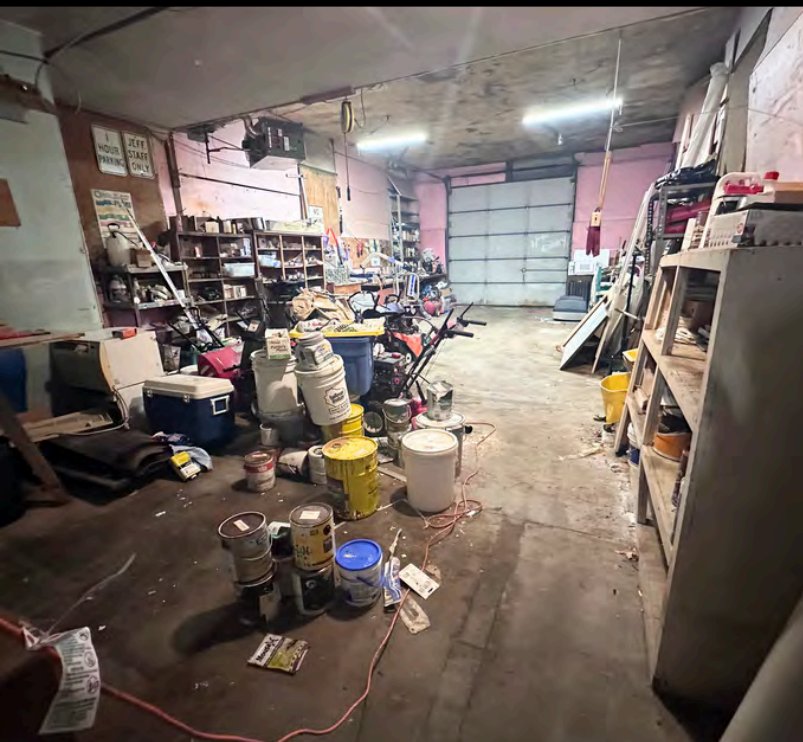
This building holds a lot of history. It was originally part of the train depot constructed in 1884. It features a brick exterior. It's currently being used as a heated storage building. Situated across from the YMCA in a heavily populated area, this property has an opportunity to be redeveloped. Bring your creativity!

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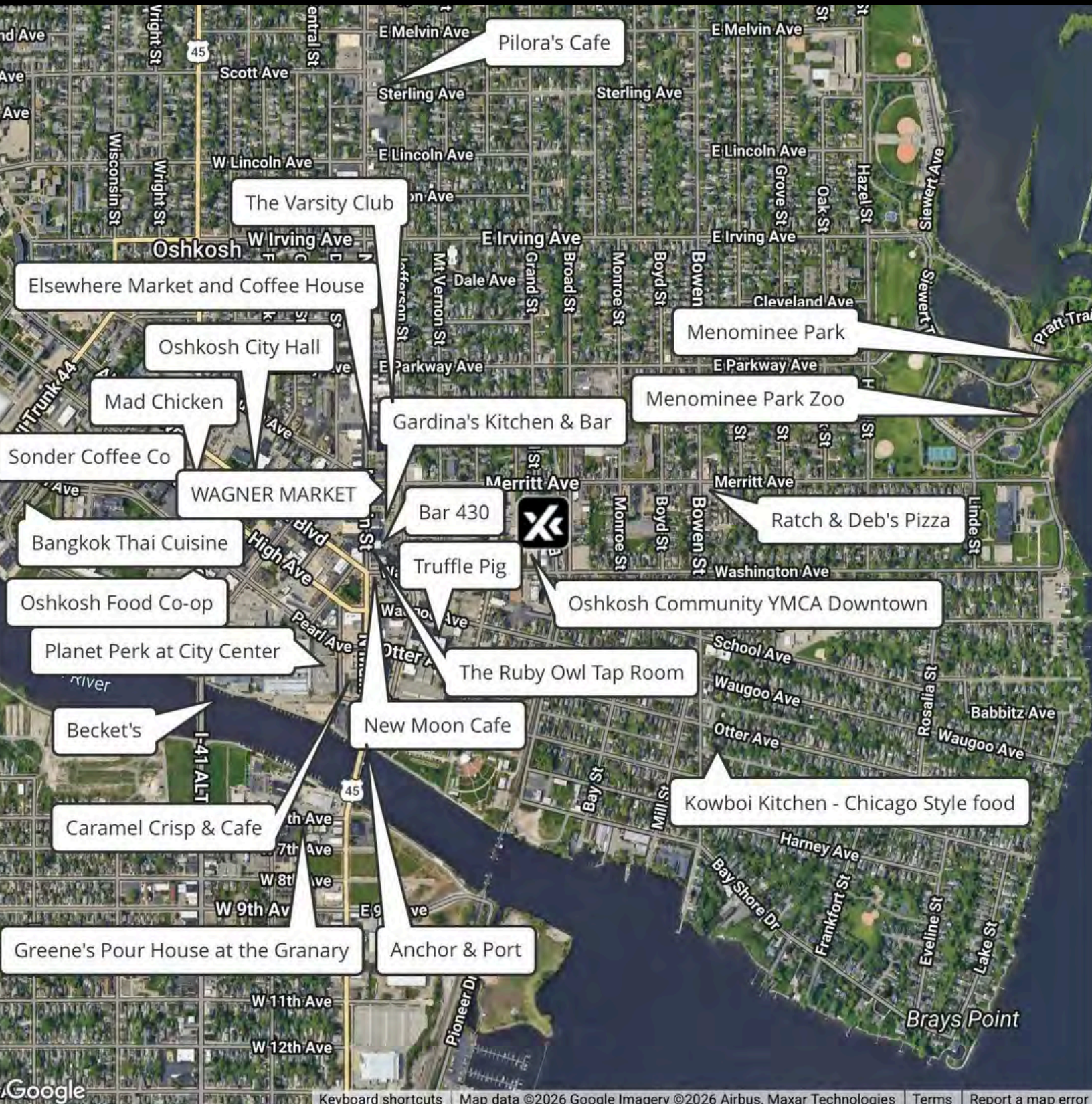
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475 Broad Street - Interior Photos

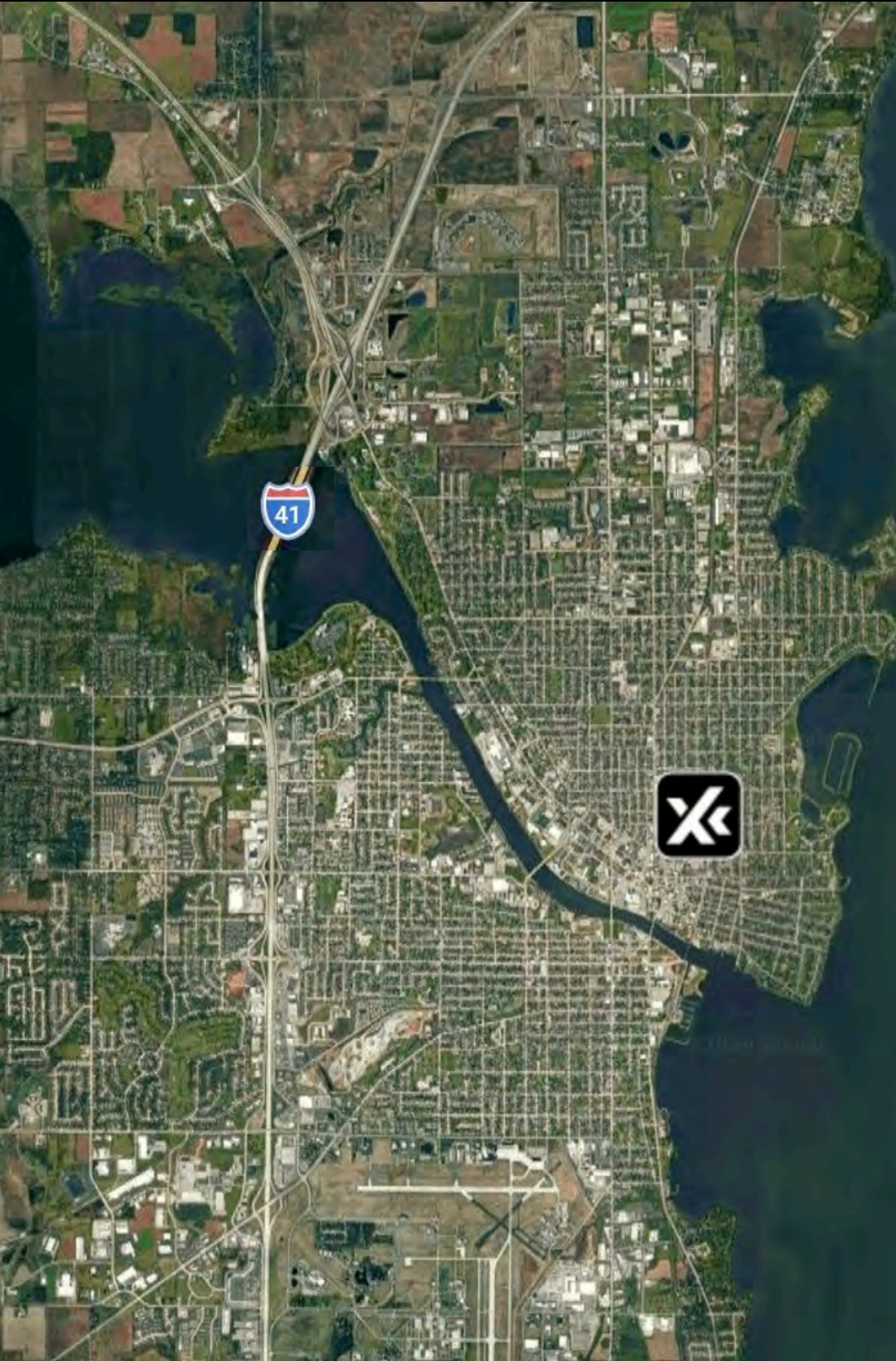


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# Portfolio Retailer Map





Oshkosh is a mid-sized city located on the shores of Lake Winnebago in the east-central portion of the state. With a population of approximately 66,000 residents, it's known for its outdoor recreation, university atmosphere, and major annual events — most famously EAA AirVenture Oshkosh, the world's largest aviation gathering. The city blends historic downtown streets, neighborhood parks, and cultural attractions.

Oshkosh lies along Interstate 41 which connect the city north toward Green Bay and south toward Milwaukee. The interstate corridor is an important regional route through the Fox Valley area. This portfolio is conveniently located just a short drive (typically under 10 minutes by car) from Interstate 41.

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Demographics



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	15,282	48,967	67,061
Average Age	32.1	36.2	38.5
Average Age (Male)	32.0	35.3	37.4
Average Age (Female)	33.2	37.3	39.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,979	20,694	27,680
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$72,600	\$73,497	\$79,846
Average House Value	\$135,046	\$165,990	\$197,184

2023 American Community Survey (ACS)

**DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
  - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**  
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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Office/Redevelopment Portfolio

Contact Information



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**DAWN DAVIS**

**Senior Commercial Real Estate Advisor**

**3D Realty Group brokered by eXp Commercial**

**210 N Main St, Oshkosh, WI 54901**

**920-309-1295**

**dawn@3drealtygroup.com**

**2024 Five Star Professional Award Recipient**

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