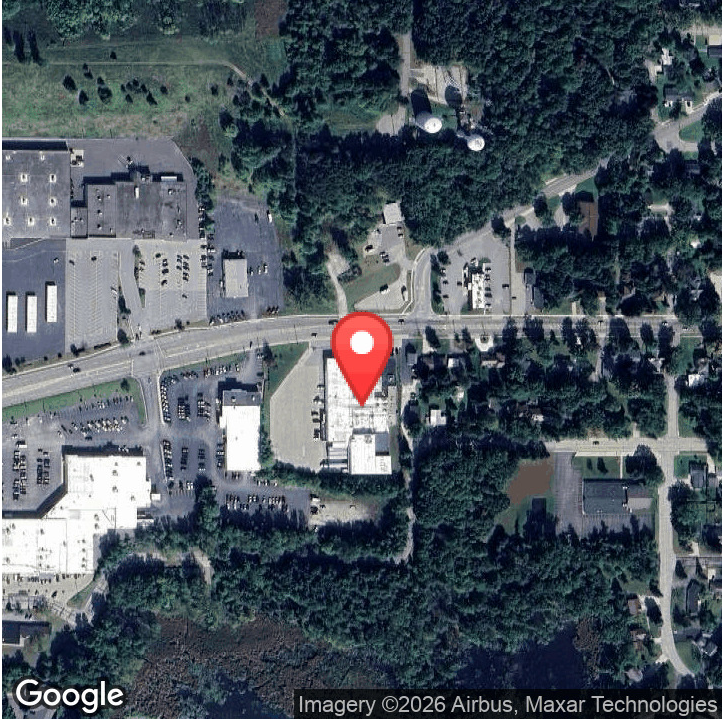


EXECUTIVE SUMMARY

705 WEST FULTON STREET, WAUPACA, WI 54981



OFFERING SUMMARY

Sale Price:	\$1,950,000
Building Size:	54,010 SF
Lot Size:	3.56 Acres
Price / SF:	\$36.10
Zoning:	Commercial

PROPERTY HIGHLIGHTS

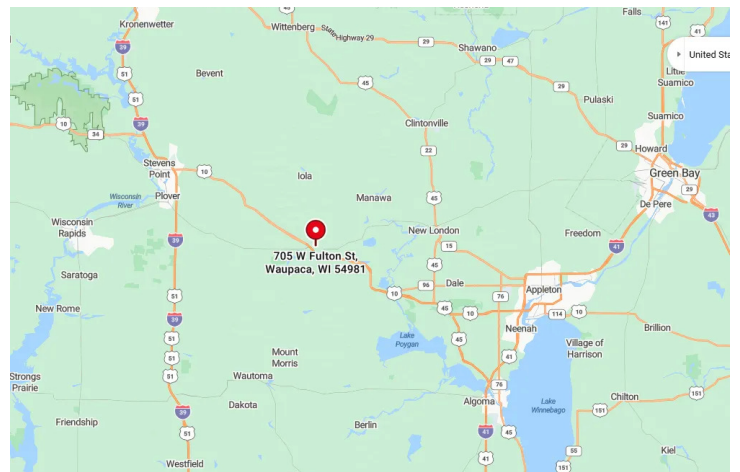
- - Approx. 54,010 SF Situated on 3.56 Acres
- - Industrial/Flex Layout with Five 8'x8' Loading Dock Doors
- - Large Refrigerated Cooler/Freezer Room
- - Commercial Warehouse Distribution
- - Multiple Loading Areas and Ample Paved Parking
- - Strong Regional Access

Industrial Property For Sale - \$1,950,000

Gaughan

ADDITIONAL PHOTOS

705 WEST FULTON STREET, WAUPACA, WI 54981



DAN HEBERT

Senior Vice President

651.255.5558

danhebert@gaughancompanies.com

TIMOTHY GAUGHAN

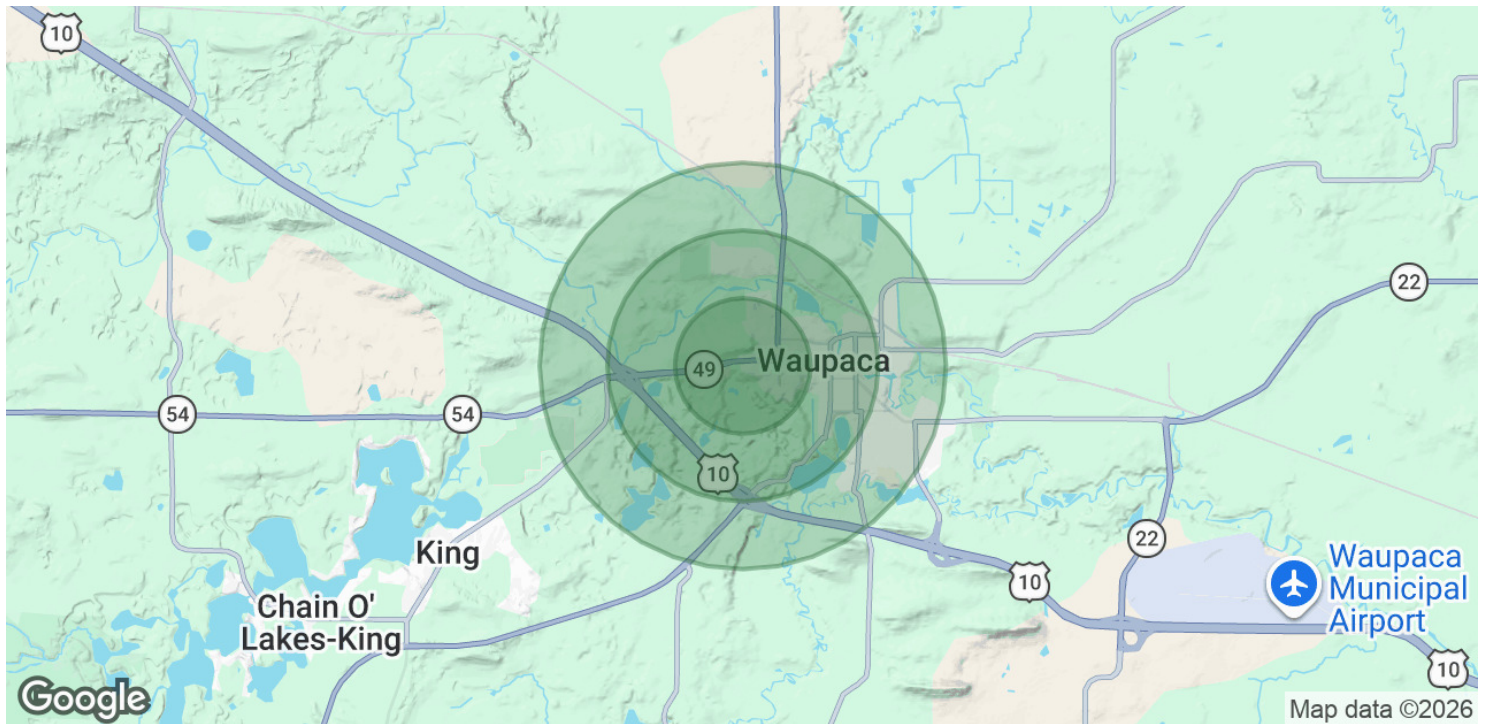
Commercial Sales & Leasing

651.747.7729

timothygaughan@gaughancompanies.com

DEMOGRAPHICS MAP & REPORT

705 WEST FULTON STREET, WAUPACA, WI 54981



POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	338	1,767	3,878
Average Age	38.9	42.1	44.4
Average Age (Male)	38.9	43.2	45.1
Average Age (Female)	37.0	40.4	43.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	158	824	1,765
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$101,025	\$89,602	\$85,477
Average House Value	\$203,932	\$190,765	\$185,401

2023 American Community Survey (ACS)