

Commercial 209 FOREST Street Suite # City of Fox Lake List Price \$0
 50331292 Active-No Offer FOX LAKE, WI 53933 Lease Price per SqFt. \$16 Net



209 Forest St Fox Lake

Type Property For Lease
 Listed in Addtl CM Type
 Primary Listing Number
 County Dodge
 Tax Municipal Sub-Area None
 School-District Waupun
 Tax Net Amt \$20,023.00
 Tax Year 2025
 Tax ID 226-1313-2631-026
 Assessments Total
 Assessment Year
 Special Assessments
 Age Est (Pre2017)
 Year Built Est 1994
 Source-Year Built Assessor/Public Rec
 Income Producing Farm No
 Deeded Access No
 Restrictive Covenant(s) No
 Flood Plain No
 Industrial Park Name
 Business/Trade Name
 Total Units in Bldg
 Total # of Buildings
 Zoning Commercial
 Net Leasable SQFT 5,500
 CAM Annual Expense
 Utility Annual Expense
 Insur Ann
 NNN Annual Expense
 Fin Avail No
 Virtual Tour URL



Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	1.10	Assessor/Public Record	Building SQFT	5,500	Assessor/Public Record	Est Warehouse Ceiling Hgt	
Lot Dimensions Est			Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est			Est Office SQFT			Est Manufact Ceiling Hgt	
			Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Frontage	No		Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Body Name			Est Showroom SQFT			Est Retail Ceiling Hgt	
Water Type			Est Retail SQFT				
Est Water Frontage			Door 1 Size		Loading Dock 1	Ceiling Height Min	
# Public Restrooms		Amps/Phase	Door 2 Size		Loading Dock 2	Ceiling Height Max	
# Private Restrooms		Parking	Door 3 Size		Loading Dock 3		
# Seating Capacity		OverHdDr	Door 4 Size		Loading Dock 4		
			Door 5 Size		Loading Dock 5		

Directions Hwy 33 in Fox Lake to Forest St, South to Address on Right

Remarks Assisted Living Facility For Lease! This 5,500 Sq Ft space is Turn Key for many types of Assisted or Transitional Living operations and offers 10 Rooms w/ space for 12 beds, multiple shared living areas, a full kitchen and is located in a Beautiful Setting in Fox Lake. There is plenty of demand for this type of housing giving the operator plenty of income potential. The space is ADA Compliant and the Landlord is willing to negotiate updates if needed. The rent is very reasonable at \$7,500/month plus gas & electric. This space is above apartments and shares the parking with them. Call now to take advantage of this Rare Lease Opportunity!

Inclusions None

Exclusions Seller's Personal Property

COMMERCIAL TYPE CBRF/Assisted Living

LOCATION Residential Area

EXTERIOR MAIN BUILDING Vinyl

FOUNDATION Poured Concrete

LOWER LEVEL Full

HEATING FUEL TYPE Natural Gas

HEATING/COOLING Central A/C, Forced Air, Multiple Units

WATER Municipal Public Water

WASTE Municipal Sewer

TENANT PAYS Air Conditioning, Electric, Heat

BUILDING PARKING Onsite Parking, Paved

Prepared by:

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Selling Price
 Close Date
 Type Of Sale
 Financing Type
 Seller Allowance Amount
 ClosInfo
 Buyer Inducements
 Misc Closed Info 2
 BrkErn\$ Yes
 Ern\$Name

Listed by: 42280 105064 Zellner Real Estate

Co-Listed by:

Sold By:

Days On Market 3
 Electronic Consent Yes
 Licensee Int/Broker Own No

Farm Specific Data

Barn	Main Barn	Est Acreage-Total Farm	FSA Aerial Map in Docs	
Outbuilding 1	Outbld1Des	Est Perm Pasture Acres	Soil Map in Assoc Docs	
Outbuilding 2	Outbld2Des	Est Wooded Acres	FarmlndPresv/WdlnTaxCred	
Outbuilding 3	Outbld3Des	Est Tillable Acres		
Outbuilding 4	Outbld4Des	Est Wetland Acres	Primary Section #	
Outbuilding 5	Outbld5Des	Corn Base Acres (Yield)		
Outbuilding 6	Outbld6Des	Soybean Base Acre (Yield)		
Outbuilding 7	Outbld7Des	CRP-Acres	CRP-Expiration	CRP-Payment
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Expiration	CREP-Payment
		Est Rented Acres	Rented-Expiration	Rented-Payment

Misc Farm Details

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