

Commercial 130 N FOND DU LAC Avenue Suite # Village of Campbellsport List Price \$0  
 50325194 Active-No Offer CAMPBELLSPORT, WI 53010 Lease Price per SqFt. \$17 Gross



840 Sq Ft For Lease!

**Type** Property For Lease  
**Listed in Adttl CM Type**  
**Primary Listing Number**  
**County** Fond du Lac  
**Tax Municipal Sub-Area** None  
**School-District** Campbellsport  
**Tax Net Amt** \$3,469.00  
**Tax Year** 2025  
**Tax ID** V02-13-18-99-CB-006-00  
**Assessments Total**  
**Assessment Year**  
**Special Assessments**  
**Age Est (Pre2017)**  
**Year Built Est** 1962  
**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** 2  
**Total # of Buildings**  
**Zoning** B-1 Commercial  
**Net Leasable SQFT** District 840  
**CAM Annual Expense**  
**Utility Annual Expense**  
**Insur Ann**  
**NNN Annual Expense**  
**Fin Avail** No



Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	0.27	Assessor/Public Record	Building SQFT	1,936	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	
Water Frontage	No		Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Body Name			Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Type			Est Showroom SQFT			Est Retail Ceiling Hgt	
Est Water Frontage			Est Retail SQFT			Door 1 Size	Loading Dock 1
# Public Restrooms		Amps/Phase	Door 2 Size			Door 2 Size	Loading Dock 2
# Private Restrooms		Parking	Door 3 Size			Door 3 Size	Loading Dock 3
# Seating Capacity		OverHdDr	Door 4 Size			Door 4 Size	Loading Dock 4
			Door 5 Size			Door 5 Size	Loading Dock 5
						Loading Dock 1	Ceiling Height Min
						Loading Dock 2	Ceiling Height Max

**Directions** Cty Rd V to Campbellsport. Property is Just North of Main St

**Remarks** 840 Sq Ft of Professional Space For Lease in a Great Campbellsport Location! Formerly a Dental Clinic, this space is ideal for many uses including medical, salon, service, or general office. There are multiple offices with plumbing & has a spacious waiting/reception area. This building has Excellent Visibility & plenty of traffic with Signage Options available. Its a great setting in the same building as Luke Birschbach Insurance Agency and is adjacent to National Exchange Bank. The rent is \$1,200/month which includes all utilities and storage space in the full basement. Call now to join the many other successful businesses in the growing Community of Campbellsport!

**Inclusions** None.

**Exclusions**

**COMMERCIAL TYPE** Beauty/Barber, Office, Retail, Service, Medical/Clinical

**LOCATION** Business District

**EXTERIOR MAIN BUILDING** Brick

**FOUNDATION** Block

**LOWER LEVEL** Full

**HEATING FUEL TYPE** Natural Gas

**HEATING/COOLING** Central A/C, Forced Air

**WATER** Municipal Public Water

**WASTE** Municipal Sewer

**TENANT PAYS** No Expenses

**BUILDING PARKING** Onsite Parking, Paved

**MISC EXTERIOR/INTERIOR** 220 Volts

**Prepared by:**

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**Selling Price**  
**Close Date**  
**Type Of Sale**  
**Financing Type**  
**Seller Allowance Amount**  
**CloseInfo**  
**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** 6  
**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	FarmlandPresv/WdlandTaxCred	
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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