



REALTY GROUP



eXpCOMMERCIAL



Offering
Memorandum
for
424 Washington Ave
Oshkosh WI

MERRITT AVE

BROAD ST

WASH

Property Overview



OFFERING SUMMARY

List Price: \$900,000
Building Square Footage: 18,184
Price Per Square Foot: \$49.49
Acreage: 0.715
Total Parking Spaces: 31
Year Built: 1956 / Renovated: 2003
Numbers of Restrooms: 8
Number of Kitchens: 2
New Roof: 2022
Parcel Numbers: 04-0001-04-00
Zoning: CMU - Central Mixed Use
Submarket: Oshkosh
Market: Fox Valley

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.

Dawn Davis

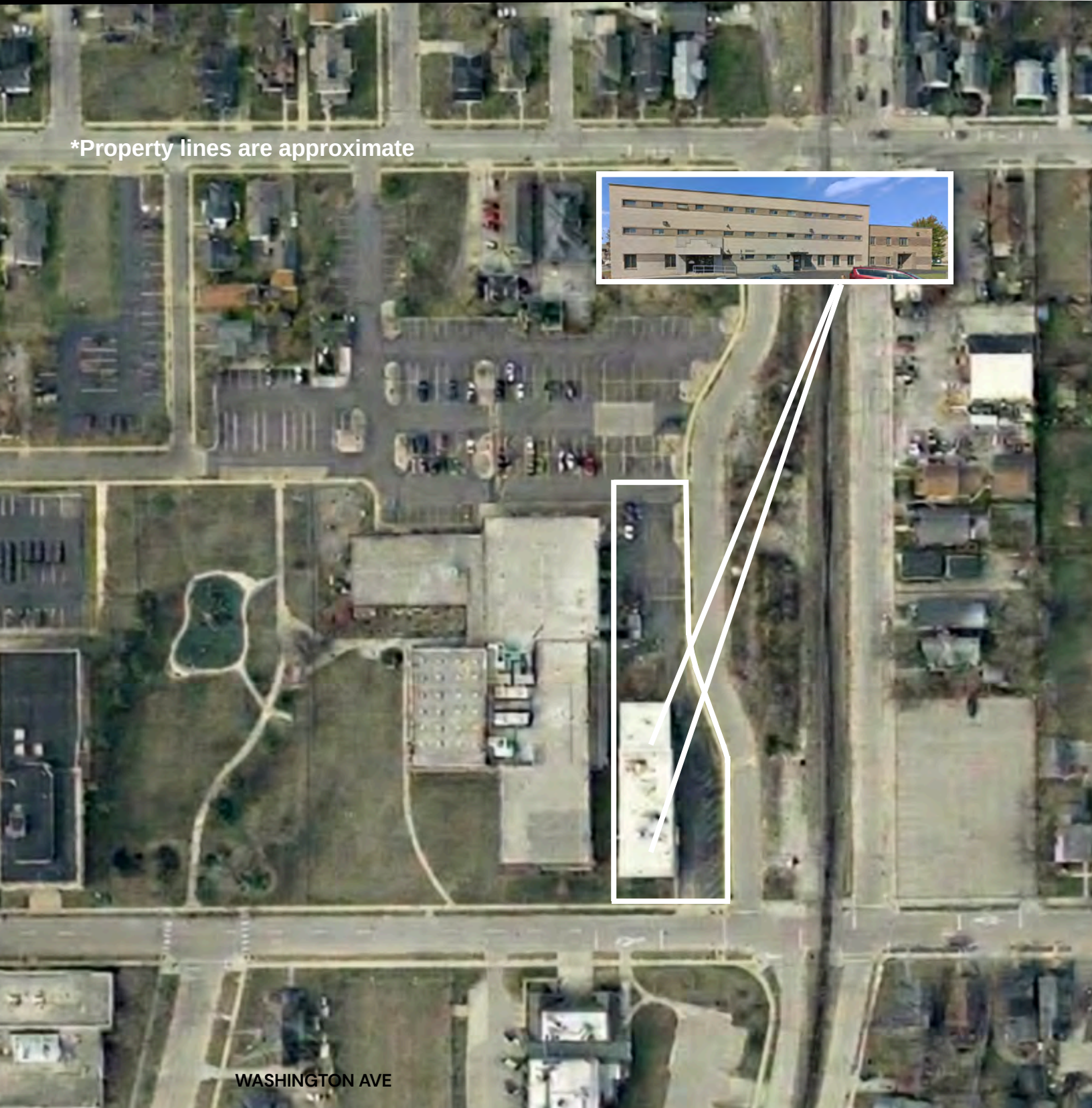
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Parcel Outline

*Property lines are approximate



WASHINGTON AVE

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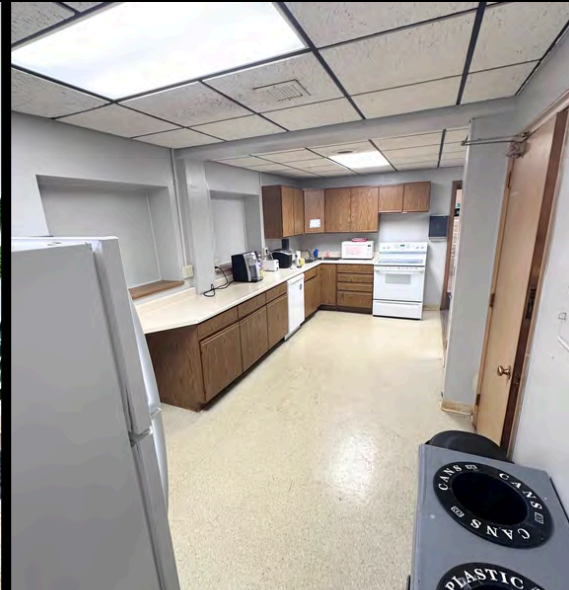
Interior Photos



Front Entrance ↑



Reception Area ↑



Kitchen ↑

Large Conference Room ↓



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Interior Photos



↑ Office Spaces ↓



↑ Office Spaces ↓



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424 Washington Ave, Oshkosh

Interior Photos



Office with Conference Area ↑
Reception Area ↓



Office Space ↑
Waiting Room ↓



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Interior Photos



Full Kitchen ↑
Open Concept Office Space ↓



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Interior Photos



Conference Room / Office Space ↑
Office with Conference Area ↓



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Exterior Photos



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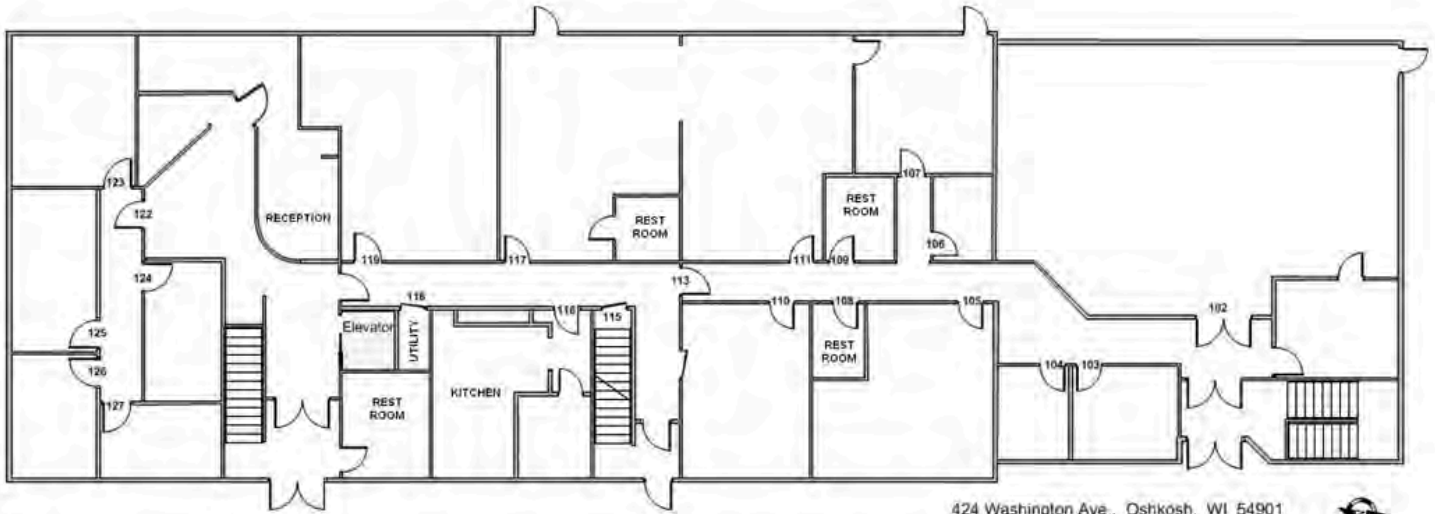
Floor Plans



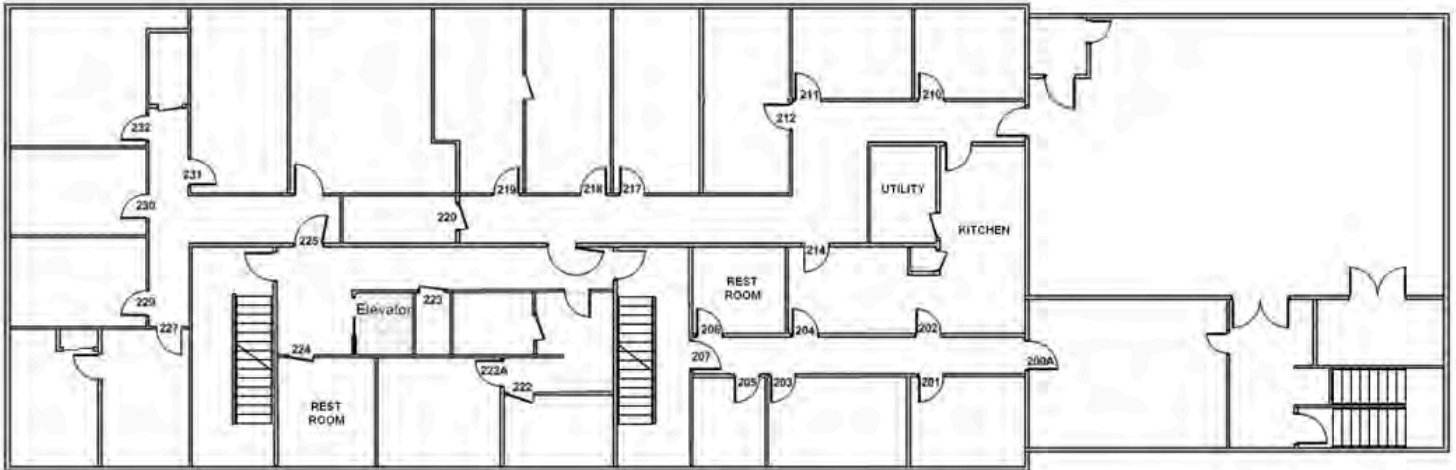
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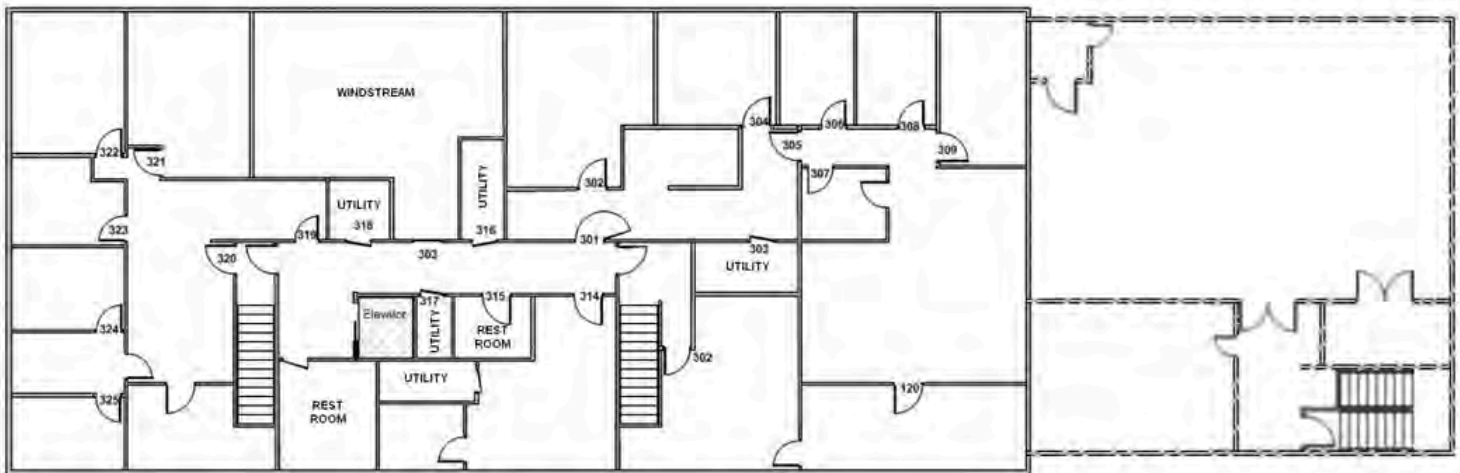
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424 Washington Ave., Oshkosh, WI 54901
1st Floor - Front



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



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

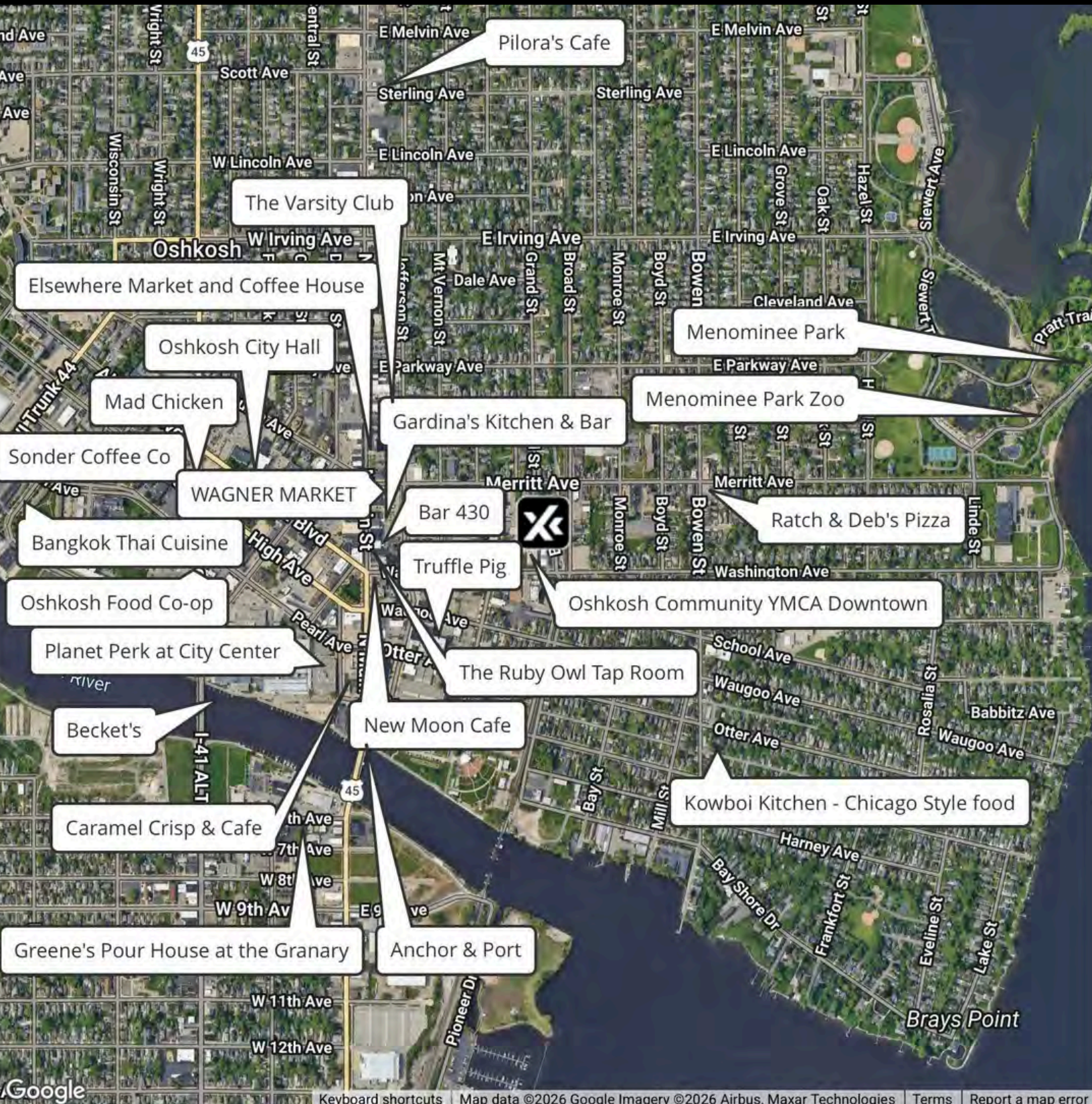


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Portfolio Retailer Map

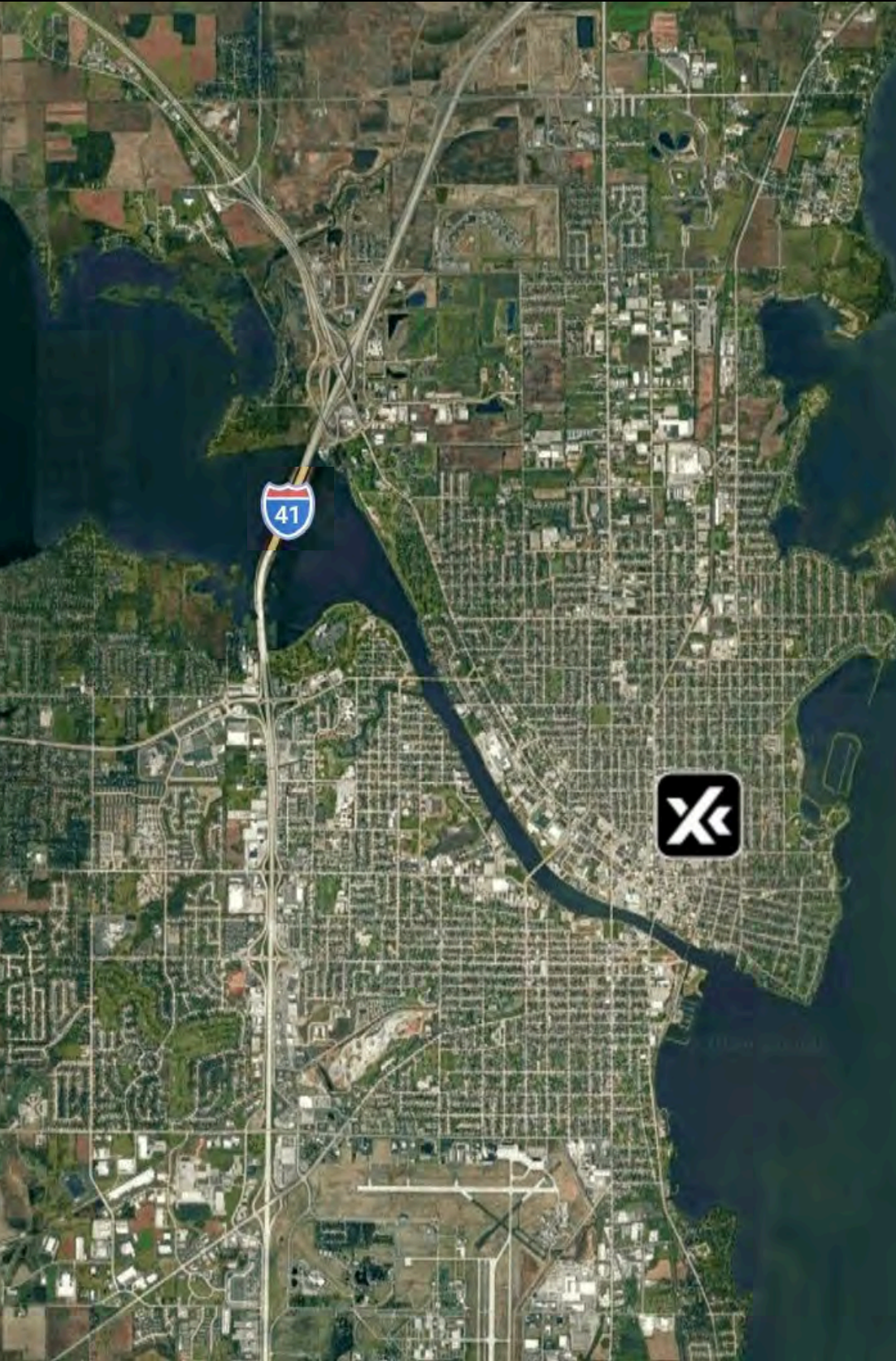


Offering Memorandum
424 Washington Ave, Oshkosh

City Map



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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.

424 Washington Ave, Oshkosh



Contact Information

Dynamic | Driven | Diligent

DAWN DAVIS

Senior Commercial Real Estate Advisor

3D Realty Group brokered by eXp Commercial

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2026 Platinum Award Winner

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