

Commercial W771 ARMSTRONG Road Suite # Town of Osceola List Price \$449,900
50325240 Active-No Offer CAMPBELLSPORT, WI 53010 Lease Price per SqFt.



W771 Armstrong Rd

Type For Sale Real Estate
Income Producing Farm No
Deeded Access No
Restrictive Covenant(s) No
Flood Plain No
County Fond du Lac
Industrial Park Name
Tax Municipal Sub-Area None
Business/Trade Name
School-District Campbellsport
Total Units in Bldg 5
Tax Net Amt \$3,444.00
Total # of Buildings 1
Tax Year 2025
Zoning Business District
Tax ID T16-14-19-02-07-005-00
Net Leasable SQFT
Assessments Total
Assessment Year
Special Assessments
CAM Annual Expense
Age Est (Pre2017)
Utility Annual Expense
Year Built Est 1960
Insur Ann
Source-Year Built Assessor/Public Rec
NNN Annual Expense
Fin Avail



Table with 8 columns: Description, Data, Data Source, Description, Data, Data Source, Description, Data. Rows include Acres Est, Building SQFT, Est Warehouse SQFT, Est Office SQFT, Est Manufacturing SQFT, Est Resident SQFT, Est Showroom SQFT, Est Retail SQFT, Door 1-5 Size, Loading Dock 1-5, Ceiling Height Min/Max.

Directions Cty Rd B to Armstrong Rd, North to Address

Remarks Multi-Family Investment & Development Opportunity between FDL & Plymouth! This former school was converted to a 5 Family Apartment and sits on a 2 Acre Parcel w/ Plenty of Space to Build more Rental Properties to increase Cash Flow.

Inclusions 2 Parcels Totaling 3.31 Acres

Exclusions Seller's & Tenant's Personal Property

COMMERCIAL TYPE Office, Mini/Self Storage, With Apartment
LOCATION Business District
EXTERIOR MAIN BUILDING Brick
FOUNDATION Block
LOWER LEVEL Full
HEATING FUEL TYPE Natural Gas
HEATING/COOLING Central A/C, Forced Air, Multiple Units
WATER Private Well
WASTE Conventional Septic

TENANT PAYS No Expenses
SALE INCLUDES Real Estate
TERMS INFORMATION Tenant Occupied/Leased
DOCUMENTS ON FILE Property Condition Report
BUILDING PARKING Onsite Parking, Paved
MISC EXTERIOR/INTERIOR 220 Volts, Offices

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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