

Commercial **333 PROSPECT Avenue Suite # Village of North Fond du Lac** List Price **\$0**
50325709 Active-No Offer NORTH FOND DU LAC, WI 54937 Lease Price per SqFt. **\$2 Net**



Type Property For Lease
Listed in Admtl CM Type
Primary Listing Number
County Fond du Lac
Tax Municipal Sub-Area None
School-District North Fond du Lac
Tax Net Amt \$9,033.00
Tax Year 2025
Tax ID V05-15-17-04-07-002-00
Assessments Total
Assessment Year
Special Assessments
Age Est (Pre2017)
Year Built Est 0
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 Business District
Net Leasable SQFT 17,424
CAM Annual Expense
Utility Annual Expense
Insur Ann
NNN Annual Expense
Fin Avail No



Land Lease Available

Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	0.40	Assessor/Public Record	Building SQFT	0	Assessor/Public Record	Est Warehouse Ceiling Hgt	
Lot Dimensions Est			Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est	17,424	Broker/Agent	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

Directions Hwy 41 to Hwy 00, East to Prospect Ave, Right to Address on Right

Remarks Excellent Land Lease Opportunity adjacent to a High Performing Dollar General on the Main Throughfare of North Fond du Lac! The area is approximately .4 Acres and allows you to build a building for a business without having the high land acquisition costs. This would be a great location for any retail business that desires a lot of activity many hours of the day or any fast food restaurant or coffee shop. The lot rent is only \$2,500/month and the lot improvements are negotiable. Call now to explore this unique opportunity surrounded by other successful businesses and residents!

Inclusions None.

Exclusions Dollar General Building

COMMERCIAL TYPE Office, Restaurant, Retail, Service, Bakery/Café/Coffee, Medical /Clinical, Animals/Vet/Boarding **TENANT PAYS** All Expenses

LOCATION Business District, Highway Nearby

EXTERIOR MAIN BUILDING Other-See Remarks

FOUNDATION Other-See Remarks

LOWER LEVEL Other-See Remarks

HEATING FUEL TYPE Other-See Remarks

HEATING/COOLING Other-See Remarks

WATER Municipal Public Water

WASTE Municipal Sewer

Prepared by:

Jason M Zellner
 Zellner Real Estate
 485 S Military Rd
 Ste 7
 Fond Du Lac WI 54935-4800

jason@zellner.realestate
 CELL: 920-960-3898
 Office: 920-960-3898
 42280
 105064



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 5
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

RANW MLS listings may only be shown to buyers after agency disclosure. Information provided for general information only, if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below grade areas may not meet building code requirements. Equal Housing Opportunity Listing. 2026 COPYRIGHT RANW MLS