

FOR SALE OR FOR LEASE
2450 E. MASON ST. GREEN BAY, WI



Retail Building

Sale Price
\$ 925,000.

Lease Rate
\$ 12.95.Sq. Ft. NNN

Property Overview

Exceptional high quality retail location with Great Exposure! Free standing building is divisible and expandable to 11,000 SF. Ideal East Town Mall outlot location neighboring Shopko, Kohl's, Hobby Lobby, and other national retailers and restaurants.

Building Information

Size..... 6,500 ± Sq. Ft.
Exterior Masonry
HVAC..... GFA / AC
Age Built in 1990

Site Information

Site Size..... 1.36 Acres
Sewer / Water Municipal
Parking..... On Site, Paved
Zoned..... Planned Unit Development
Parcel Number 21-126-12
Real Estate Taxes (2011) \$ 20,902.00

Directions Main St to Mason St on the East side of Green Bay in the East Town shopping center.

2010 Demographics	1 Mile	3 Miles	5 Miles
Population	12,321	66,359	114,704
Median HH Income	\$62,465	\$52,100	\$54,543

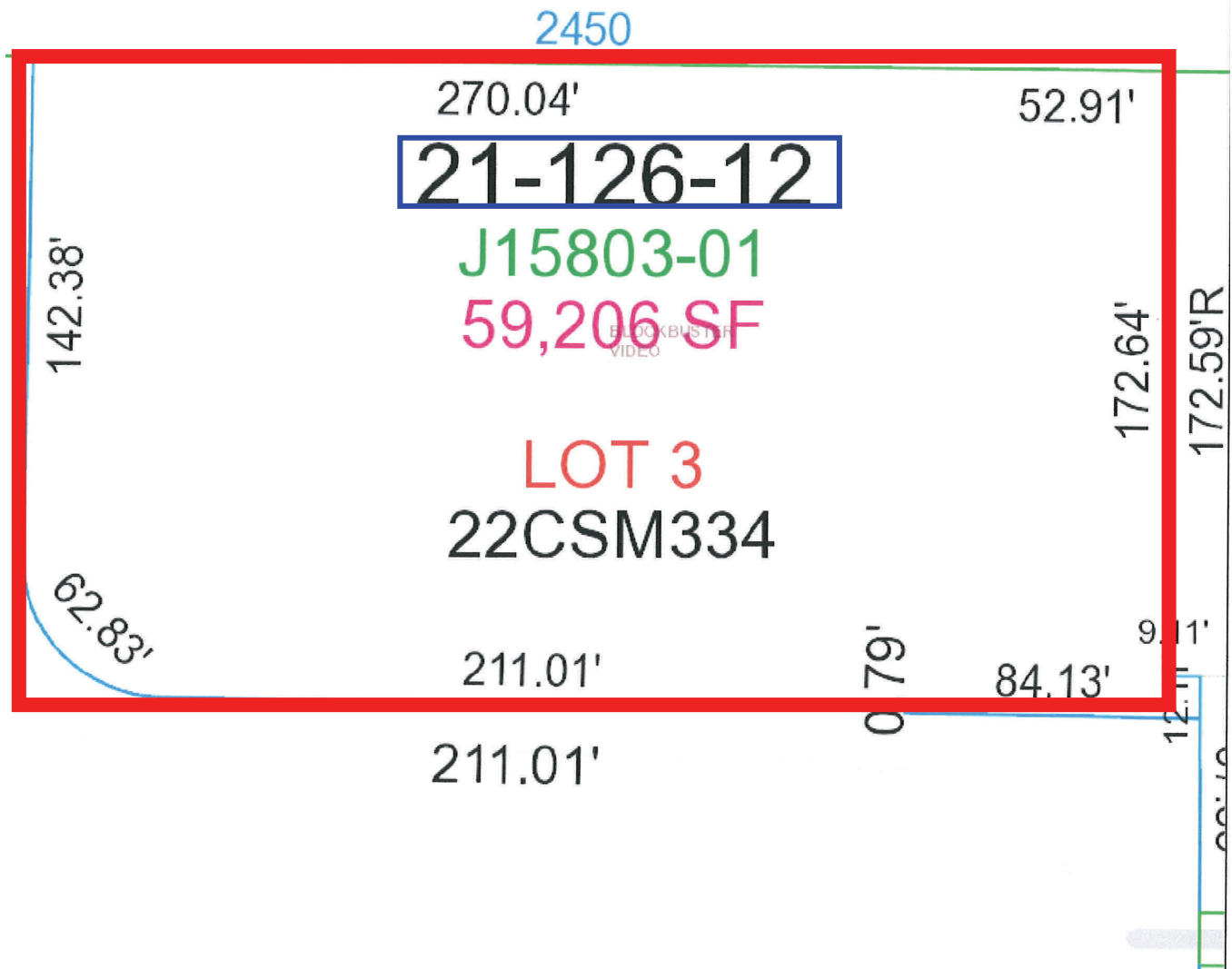
2015 Demographics	1 Mile	3 Miles	5 Miles
Population	12,636	67,594	116,368
Median HH Income	\$69,382	\$61,194	\$63,107



Offered By Philip J. Hilgenberg, CCIM
HILGENBERG REALTY, LLC
1620 S. Ashland Ave., Green Bay, WI 54304

920-435-2002—Office
920-435-4003—Fax
800-585-2002—Toll Free
www.hilgenbergrealty.com—Web Site



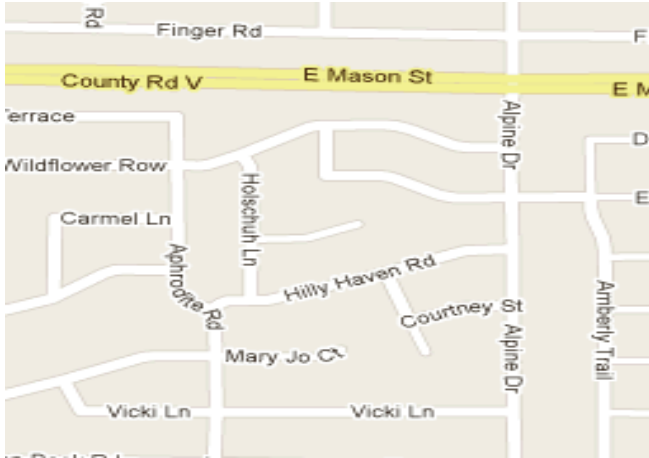


The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

2450 E. MASON ST. GREEN BAY, WI

Year.....	2011
Net Tax.....	\$ 20,901.80
Document No.	2409547
Tax Rate.....	23.53
Fair Market Ratio.....	1.0127
Fair Market Value.....	\$ 879,700
Assessed Land Value.....	\$ 592,100
Assessed Improvement Value.....	\$ 298,800
Total Assessed Value.....	\$ 890,900
School District.....	2289—GREEN BAY SCHOOL DISTRICT
Municipality.....	VILLAGE OF BELLEVUE
Tax Legal Description.....	59,206 SQ FT LOT 3 OF 22 CSM 334 BNG PRT OF LOT 12 OF PLAT OF EAST TOWN SHOPPING CENTER.

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Directions

**Main St to
Mason St**

**On the East side of
Green Bay in the
East Town
shopping center.**



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DISCLOSURE OF REAL ESTATE AGENCY - C

1 THIS DISCLOSURE IS BEING PROVIDED BY HILGENBERG REALTY, LLC and
2 Firm Name ▲
3 Philip J. Hilgenberg WHO ARE WORKING AS: Owner's Agent Buyer's/Tenant's Agent
4 Sales Associate ▲

5 Wisconsin Statute § 452.135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties,
6 the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party(ies) the broker represents, before
7 providing brokerage services to a party. This form is being provided to comply with that requirement.

DUTIES TO ALL PARTIES

8 Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a transaction (including
9 both clients and customers), a broker shall do all of the following:

- 10 (a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.
- 11 (b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.
- 12 (c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through
13 reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.
- 14 (d) Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a
15 reasonable party would want to be kept confidential, unless the information must be disclosed under (c) or Wis. Stats. sec. 452.23
16 (information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party
17 whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information.
18 A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing
19 brokerage services to the party.
- 20 (e) Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a
21 reasonable time of the party's request, unless disclosure of the information is prohibited by law.
- 22 (f) Account for all property coming into the possession of a broker that belongs to any party within a reasonable time of receiving the property.
- 23 (g) When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the advantages
24 and disadvantages of the proposals.

DUTIES TO A CLIENT

25 Wisconsin Statute section 452.133(2) states that in addition to his or her duties under lines 8 to 24, a broker providing
26 brokerage services to his or her client shall do all of the following:

- 27 (a) Loyal represent the client's interests by placing the client's interests ahead of the interests of any other party, unless loyalty to a client
28 violates the broker's duties under lines 8 to 24 or Wis. Stats. sec. 452.137(2) (duties to all clients in multiple representation situations).
- 29 (b) Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client or
30 discoverable by the client through reasonably vigilant observation, except for confidential information (see lines 14 to 19) and other
31 information, the disclosure of which is prohibited by law.
- 32 (c) Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement,
33 that are not inconsistent with another duty that the broker has under this chapter or any other law.

CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS

35 A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND
36 OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT
37 CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW (SEE LINES 14 TO 19). THE FOLLOWING
38 INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 39 1) MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES.
- 40 2) ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
41 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

42 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT
43 INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION" AT A LATER TIME, YOU MAY ALSO PROVIDE
44 THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

45 IF YOU WISH TO IDENTIFY SPECIFIC INFORMATION AS CONFIDENTIAL PLEASE COMPLETE THE "CONFIDENTIAL INFORMATION"
46 SECTION BELOW AND RETURN TO BROKER.

47 CONFIDENTIAL INFORMATION: _____
48 _____
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52 _____
53 _____

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

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Drafted by: Attorney Richard J. Staff
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