



John Zorn, Broker  
 Landmark Investment Real Estate LLC  
 89 1/2 N Pioneer Road  
 Fond du Lac, WI 54935  
 920-579-9999

79 N Pioneer Road

# John G. Zorn

Landmark Investment Real Estate L.L.C.  
Commercial Real Estate Broker  
89 ½ N. Pioneer Rd.  
Fond du Lac, WI 54935-9401  
Cell 920-579-9999

email: jzorn1@gmail.com

## Commercial Property Listing Information Sheet

Property: Multi-Tenant Retail Center

Address: 79 North Pioneer Road, Fond du Lac, WI 1250 Sq Ft,

Interior: Built out with offices, leases as is

Construction: Built 1998, Wood Frame with brick and vinyl

Parking Lot: Asphalt parking lot

Signs: Lessor owns the road sign poles and signs. Each lessee is allowed use of 1 sign (24" x 8'). Lessor also owns the 2'x4' sign on the front of the building by each front door of each unit. Lessee also has use of that sign unit.

Square Feet: 11,350 sq ft, 8 units, 6 at 1250 sq ft each, 1 at 690 sq ft and 1 at 3160 sq ft

Taxes: for this unit are included in the lease rate

Heat & Electric: Each unit is heated with gas heat and electric air conditioning. Each tenant pays these charges

Water: Lessor pays water and sewer charges

Other Charges: Lessor pays for grass maintenance, roof maintenance, parking lot maintenance and snow removal, but the lessee is responsible for keeping the front door clear of snow and ice

Owner: The owner is Landmark Investment Real Estate L.L.C. John Zorn, the listing broker, is a owner of the real estate