PRIMARY USE	MAIN OCCUPANT	STREET #	DIR	STREET	PARCELS	ZONING	DATE		PRICE	SQ FT	$/SF	YR BLT	UNITS	FLRS	(SF,ACR)	COMMENTS
Apartment/ warehouse	6 apts and warehoue	119	S	Walnut	313101700	CBD	5	2023	$222,500	6,632	$ 34	1892	Multi	2	7,452	6 low grade apts and warehouse
Apartment/Tavern	Gibson	211	W	College	312007900	CBD	7	2025	$1,880,000	14536	$ 129	1929	2	2	7309	Remodeled Apt over Tavern
Apt/Retail	Legendairy Cookies and Creamery	101	E	College	312003800	CBD	10	2025	$500,000	3832	$ 130	1878	2	2	1896	Tenant bought, 1 apt above retail area
Assisted living	Eagle Court Memory Care	975	E	John	311077201	R3	9	2025	$6,800,000	21510	$ 316	2020	28	1	83263	Portfolio sale, Multiple sales from Grantor to Grantee
Assisted living	Former Grand Horizons	5102, 5117, 5118	N	CHERRYVALE	311751283, 311751287, 311751289	PDR3	4	2023	$7,625,000	35554	$ 214	2005-08	see cmnts	1	158617	3 building sold together, believe there are a total of 66 beds available
Assisted living	Eagle Point Senior Living	955	E	John	311077200	R3	9	2025	$ 24,050,000	124,064	$ 194	2017	100	3	259,305	Portfolio sale, Multiple sales from Grantor to Grantee
Assisted living	20 Unit Assissted Living	200	W	Valley Rd	318150901	PDR3	9	2025	$1,350,000	7918	$ 170	1997	20	1	33043	20 Unit assissted living facility
Assisted living	Country Terrace	749	W	Parkway	315326600	R1B	6	2025	$750,000	5824	$ 129	2002	15	1	23289	15 room assissted living, 1 room is double = 16 beds
Assisted living	Golden Years	200	W	Valley Rd	318150901	PRD3	12	2022	$925,000	7918	$ 117	1997	1	1	33043	20 Cozy Studio Apts was CBRF
Assisted living	Appleton Retirement Community	200	W	Packard	312062400	PDR3	9	2025	$10,400,000	92591	$ 112	1997	104	3	88466	33-2bed, 38-1bed, 33-Studio
Auto Related	Safelite	1619	W	WISCONSIN	315000100	C2	2	2022	$631,284	5513	$ 115	1962	1	1	18660	On market a long time, sold at a low cap, corporate guaranteed lease
Auto Related	Tuffy Automotive	2940	E	COLLEGE	314570407	C2	2	2022	$415,700	3,965	$ 105	1998	1	1	22,636	Condo - Tuffy attached to smaller office
Auto Related	Former Juan's Garage	1211	E	WISCONSIN	311132300	C2	6	2022	135000	1584	$ 85	1952	1	1	6600	Auto Repair Garage
Auto Related	Meiers Motors	1500	W	Wiisconsin	315308500 315308600	C2	7	2023	$320,000	4196	$ 76	1966	1	1	18128	Auto Repair Garage/Dealership,Per sales questionnaires, sold to long term tenant never on open market.
Auto Related	Former Mid America Cycle	1134	W	WISCONSIN	315954212	C2	3	2022	$145,000	2972	$ 49	1946	1	1	6182	Sold two years for $105,000
Bank	Bank One	2120	E	NORTHLAND	311664012	C2	11	2023	$425,000	3672	$ 116	1990	1	1	1.37	Former bank - funtionally obsolete building and restricted use required bldg to be razed after sale per buyers sales Q
Bank	Former Bank-Vacant	2127	S	MEMORIAL	318200800	C2	6	2022	285000	5100	$ 56	1979	1	1	32138	Building being razed, consider vacant sale
Bank/Office	Chase Bank	200	W	College	312026300 312025300	CBD	10	2022	$2,100,000	42171	$ 50	1964	MULTI	3	38173	Per transfer note, sale lease back. Appears to have been marketed for a while

Banquet Hall	Grand Meridian	2621	N	ONEIDA	316765101	C2	9	2023	$1,285,000	17249	$ 74	1971	1	1	142938	Banquet Hall, new owner will use as a church
Bar/Banquet Hall	Capitol Centre	725	W	CAPITOL	315949201	C2	12	2023	$1,000,000	19550	$ 51	1984	1	1	2.35	Buyer sales Q stated $160k PP included in price
Bar/Tavern	Former VFW	501	N	RICHMOND	315128300	C2	12	2022	$200,000	7639	$ 26	1884	1	2	7200	**No Parking on pcl or option to add
Barber	Barber shop w/living	129	N	Durkee	312031100, 312030700	CBD	3	2022	$321,000	3444	$ 93	1973	2	2	6004	Not open market, purchased by apartment across st
Car Dealership	Former Village Tractor	1100	E	WISCONSIN	311656315, 311656316	C2	5	2025	$350,000	3,600	$ 97	1976	1	1	54,170	2 pcl sale, used car dealership
Car Wash	Best Wash	1920	E	Longview Dr	311655008	C2	12	2022	$ 775,000	3,770	$ 206	1987	1	1	44,900	Car wash, same buyer as Club Car Wash on E. Calumet, Sold again 6/23 for $775k to same owner that bought Festival Foods
Car Wash	Car Wash	3415	N	RICHMOND	315948311 315948321	C2	3	2023	$425,000	3232	$ 131	1988	1	1	38654	2 pcl sale, Carwash and Jo To Go Coffee Drive thru, bought by adj property owner after being FSBO for a long time
Car Wash	Best Wash	2111	S	Schaefer	319111400	PDC2	12	2022	$125,000	2534	$ 49	1988	1	1	22651	3 self serve and 2 auto bays, sold to adj property owner
Church	St. John United Church	1130	W	Marquette	315296100	PI	12	2022	$800,000	18383	$ 44	??/1999	1	1	2.63	Not sure yr blt, remdl/addn in '99. Plan to use as school per seller Q
Church	Appleton Koriean Presbyterian	800	N	Superior	316015900	PI	10	2025	$40,000	2609	$ 15	1900	1	2	4792	Previous Moose Lodge, than Church. Was exempt when bought. May have bsmt finish.
Contractor Shop	Wood shop	1127	W	KAMPS	315954206	C2	9	2024	$145,000	2100	$ 69	1986	1	1	17152	Contractor type shop, open w/ half bath
Day Care	Young Child Development Center	719	W	RIDGEVIEW	315949507	C2	11	2024	$776,400	6383	$ 122	1987	1	1	39103	6383sf 1st flr and 5007sf fin bsmt
Day Care	Fox Valley Montessori Preschool	301	E	FIRST	316750300	C2	9	2023	$350,000	3,256	$ 107	2010	1	1	23,086	Preschool/Daycare
Distribution warehouse	Former L&S Electric	2810 & 2820	N	ROEMER	311531000, 311531100	M1	3	2026	$2,605,000	34250	$ 76	1979/1987	2	2	3.49ac	2 pcls, 2 warehouse buildings
Flex Warehouse	4 Unit Flex Building	1125	W	Tuckaway	318156800	C2	7	2025	$1,000,000	15000	$ 67	1996	4	1	76457	4 Unit Flex warehouse building
Gas Station	Mobile	1201	N	BADGER	315213000	C2	1	2023	$430,000	3704	$ 116	1952	2	2	13092	Gas station w/ apt above
Hotel	Cambria Suites	3940	N	Gateway	311651031	C2	8	2024	$8,500,000	71640	$ 119	2006		4	93413	Per Sellers Sales Q, about 10% of purchase price goodwill/business value
Hotel	AmericInn	3900	N	Gateway	311651036	C2	4	2025	$2,394,000	39,177	$ 61	2005	65	3	91,476	No listing, appears valid sale

Manufacturing	C3 Corporation	3300	E	Venture	311672308 311672310	M1	11	2024	$4,250,000	40030	$ 106	2005/2016	1	2	7.93ac	2 pcls, 3.92ac vacant pcl across street from improved pcl.
Manufacturing	Pro Con Manufacturing	2430	E	GLENDALE	311665112	M1	12	2025	$7,773,000	121775	$ 64	1968/1995	1	1	4.82ac	State Assessed, listed as Light Manufacturing
Manufacturing	Pro Con Warehouse	2441	E	GLENDALE	311437401	M2	12	2025	$10,912,200	172352	$ 63	1978/2002	1	1	8.18ac	State Assessed, listed as Storage Warehouse
Manufacturing	J & J Machine?	1629	W	Haskel	313013903	M2	12	2025	$1,025,000	16,760	$ 61	1962/1991	1	1	21,600	State Assessed, listed as Light Manufacturing
Manufacturing	OEM Technologies	2927	N	ROEMER	311529500	M1	2	2025	$895,598	18000	$ 50	1990?	1	1	46889	Manufacturing warehouse, not sure yr blt? *Seller sales Q indicated no mkt time, prior agreement to purchase, leasing back for 1 yr.
Manufacturing	J&J Machine	1629	W	Haskel	313013903	M2	12	2023	$410,000	16760	$ 24	1965/1991		1	21600	State assessed, info from DOR PRC
Manufacturing	Former Custom Printing	1861	W	Commercial	315210400	M2	12	2022	$295,000	18320	$ 16	1961-79	1	1	36281	Print Shop assessed by state as manuf
Martial Arts Studio	Formerly Cho's Marial Arts	1130	W	Wisconsin	315954208	C2	11	2022	$70,000	2520	$ 28	1945	1	1	7598	Vacant for long time, **No Parking or option to add**
Medical office	Heartland Dental	3432	N	ASSOCIATION	315948700	C2	2	2025	$897,790	3158	$ 284	2004	1	1	24670	Leased Fee, Seller leasing back from buyer.
Medical office	Ball Family Dental	2563	E	CALUMET	319330104	PDCO	6	2024	$850,000	3378	$ 252	2002	1	1	16096	Condo unit - Dental office. No listing found, maybe sold retiring practice??
Medical office	Dental Associates	2115	E	EVERGREEN	311651039	C2	7	2025	$2,200,000	9746	$ 226	2006	1	1	69,058	Portfolio sale, multiple sales on same date of Dental Associates across the state
Medical office	Evergreen Dental	2310 #2	E	EVERGREEN	311650134	CO	1	2025	$800,000	3594	$ 223	2004	1	1	35,564	Business sold and then real estate sold.
Medical office	Acupuncture	2911	N	Ballard	311670000	C2	5	2023	$ 300,000	1,552	$ 193	1981	1	1	23,000	Sold via LC, w/ legit terms, will be massage parlor
Medical office	Thedacare	2809	N	Park Drive	311515000	CO	7	2023	$2,350,000	12,963	$ 181	1992	1	1	2.43	Medical office building
Medical office	Fox Run Dental	229	E	FRANKLIN	312037100	CBD	8	2022	274000	3570	$ 77	1975	1	2	7644	BI-Level Dentist office with 1758 sf fin and inc in total SF
Mixed use	Bad Badger Sports Bar	215	W	COLLEGE	312007800	CBD	1	2025	$575,000	3782	$ 152	1890	1	2	4920	Tavern down and addn 2790 sf unfin 2nd st
Mixed use	Pharmacy w/ apts	133	E	COLLEGE	312005101	CBD	11	2023	$620,000	4,392	$ 141	1937	2	2	3,092	Retail w/ apt above when sold. Listed w/ broker ended up selling to adj property owner
Mixed use	Badger Chiropractic	1121	N	BADGER	315213300	C2	3	2025	$290,000	2286	$ 127	1900	2	2	18355	Old Style w/ remodeled upper apt and lower office.
Mixed use	Sunflower Spa	1024	S	OLDE ONEIDA	314039900	C2	4	2023	$500,000	4450	$ 112	1950	2	2	35586	Salon w/ apt? Updated recently

Mixed use	Bad Badger Sports Bar	215	W	COLLEGE	312007800	CBD	5	2022	$415,000	3,782	$ 110	1890	1	2	4,920	Tavern down and addn 2790 sf unfin 2nd st
Mixed use	Moon Water Café	608	N	Lawe	311025700	C2	2	2024	$340,000	3322	$ 102	1955	4	2	6848	3 Apts and Café - Sold to tenant
Mixed use	Apt upstairs & Retail/office 1st flr	625	W	Lawrence	313087700	CBD	10	2024	$180,000	1808	$ 100	1890	2	2	6335	Apt upstairs & Retail/office 1st flr
Mixed use	Speakeasy	425	W	College	313102500	CBD	4	2025	$515,000	5760	$ 89	1900	2	2	2880	Old Speakeasy, per notes upper flr not used due to blocked off access, old apt finish still there
Mixed use	6 apts and warehoue	119	S	Walnut	313101700	CBD	7	2025	$520,000	6632	$ 78	1892	Multi	2	7,452	5-1bed, 1-3bed apt and warehouse - Remodeled
Mixed use	Foxley's Gallery	623	W	College	313097600	CBD	3	2025	$600,000	7680	$ 78	1901	9	2	5787	8 efficiency Apt upstairs and 1 com unit down.
Mixed use	Costume Shoppe	606/610	W	College	315116400, 315116500	CBD	9	2025	$500,000	6434	$ 78	1900/1940	4	2	4031	2pcl sale, adj mixed use bldgs, each with 1 apt on 2nd story
Mixed use	Former Green Gecko	222	E	College	312032100	CBD	4	2023	$382,000	5040	$ 76	1959	2	2	2700	Restaurant with open white box on 2nd flr
Mixed use	Office	525	N	RICHMOND	315127800	C2	2	2023	$142,500	2,038	$ 70	1900	2	2	4472	Community 1st CU adj owner bought this after being on mkt word of mouth for 1 month
Mixed use	The Bent Keg	417	W	College	313102800	CBD	8	2022	$400,000	6000	$ 67	1932	3	1	3015	Bar on 1st flr and office/storage upstairs?
Mixed use	Valley Pilates, The Barber Lounge	314	W	WISCONSIN	316094100, 316094200, 316094500	C-2 & R1B	1	2022	$350,000	5,270	$ 66	1960	MULTI	2	19,137	One improved lot + two vacant lots which front on Clark
Mixed use	Braids Unlimited Salon	1221	N	DIVISION	315077600	C2	6	2024	$215,000	3392	$ 63	1900	2	2	6864	Commercial down & apartment up
Mixed use	3 apts and 2 retail	601	N	MORRISON	312074200	C2	10	2024	$225,000	3600	$ 63	1900	5	2	2457	Per listing 3 apts and 2 retail spaces, 1 retail in middle of remodel and some materials included
Mixed use	Fitzgerald Law	300/304	N	APPLETON	312043500, 312043600	CBD	9	2025	$990,000	17736	$ 56	1941/1950	Multi	2	14560	2pcl sale, adj mixed use bldgs that have some updates
Mixed use	Vacant down Apartment up	1101	W	WISCONSIN	315023700	C2	8	2024	$245,000	4,480	$ 55	1948	MULTI	2	4,477	$200k remodel prior to sale per listing
Mixed use	Combo Residential with commercial unit	1121	W	WISCONSIN	315023400	C2	11	2022	$87,000	1,831	$ 48	1900	2	2	6,381	1 story commercial unit in front, 2 story residential in rear
Mixed use	Valley Glass	545	N	RICHMOND	315130300	C2	12	2024	$385,000	8,116	$ 47	1949	MULTI	2	6,384	2nd flr apt updated in 2016 and in good cond

Mixed use	Former VFW	501	N	RICHMOND	315128300	C2	5	2024	$330,000	7639	$ 43	1884	MULTI	2	7200.00	This was for only 1 parcel that includes the bar/restaurant mixed use building
Mixed use	Valley Glass	545	N	RICHMOND	315130300	C2	3	2022	$275,000	8,116	$ 34	1949	MULTI	2	6,384	Valley Glass with Apt
Mixed use		103	E	COLLEGE	312003900	CBD	2	2022	$545,000	18,690	$ 29	1895	MULTI	3	6,436	Mix of office, retail & other uses
Mixed use	Vacant down Apartment up	1103	W	WISCONSIN	315023700	C2	2	2022	$100,000	4,480	$ 22	1948	MULTI	2	4,477	First floor vacant for years
Office	Thrivent Financial	3600		COMMERCE CT	311600400	C2	3	2022	$6,606,839	24,272	$ 272	2018	1	2	106,174	Includes long term lease
Office	Knuth Financial	901	S	Lawe	314031601	C2	12	2025	$435,000	2,595	$ 168	1987	1	2	15,240	Unique office building layout w/ curved driveway up the hill, has river view
Office	Financial Wealth Mgt	2829	N	MEADE	316760101	C2	1	2022	$320,000	1956	$ 164	1978	1	1	21000	Has a basement
Office	Multi tenants	1703	S	Oneida	314055200	C2	10	2024	$1,550,000	10,536	$ 147	2007	MULTI	2	35,713	CoStar states sold at 8% cap rate
Office	Law Office	600	E	NORTHLAND	316760000	C2	11	2022	$950,000	6720	$ 141	1978 + 1994	Multi	1	2.29	Originally bank, then law office. Plan to turn into dental office
Office	Former Vet Clinic	1201	W	Tuchaway	318156500	C2	3	2023	$279,000	2100	$ 133	1981	1	1	32177	Former Vet clinic turning into office
Office	Thrivent Financial	2000	E	Milestone	311650101	CO	11	2022	$3,750,000	28582	$ 131	2001	1	2	3.27	Bought by Theda, remodeling into clinic?
Office	Batley CPA	2919	N	BALLARD	311670100	C2	9	2022	$270,000	2228	$ 121	1977	1	1	23000	Landlord to Tenant
Office	Office condos	3415		COMMERCE CT	311601300 311601301 311601302	C2	8	2022	$425,000	3537	$ 120	1995	MULTI	1	21849	Office building split into multiple condo units, transfer was for all the units
Office	Refresh Evolve	3416	N	ASSOCIATION	315948500	C2	9	2023	$360,000	3000	$ 120	1992	1	1	21965	Class C - Ave office space, appx 2000sf bsmt finish mix of office and training room.
Office	Salelyitics, multi bldgs	1111	E	South River	314080600	PDCO	3	2023	$8,750,000	72964	$ 120	1950	Multi	2	11.66	Older Historical Bldg w/ updates thru the years
Office	Former clinic	2009	S	MEMORIAL	318220000 314102900 314103000	C2	6	2024	$560,000	4,992	$ 112	1984	Multi	1	41759	This was a clinic that was vacant for multiple years. After '22 sale remodeled part into finacial advisor office. Incl 2 parking lot pcls (sold for $20k in separate deed).
Office	Old Atlas Mill Condo Unit #1	425	W	Water	313148100	C2	1	2026	$2,700,000	24,264	$ 111	1888	Multi	3		Rep for new buyer stated never on open mkt, new owner of adj condo had first right of refusual and bought it
Office	Insurance Office	2940	E	COLLEGE	314570404	C2	2	2022	$209,400	1,952	$ 107	1998	1	1	11,186	Office Condo attached to Tuffy Automotive

Office	Gallery & multi tenant artists	800	S	LAWE	314028400	PDC2	2	2023	$375,000	3520	$ 107	1939	Multi	2	6243	LC to long time tenant, major remdl 2015
Office	Ansay & Associates	2807	N	Ballard	311653513	C2	2	2024	$210,000	2,000	$ 105	1973	1	1	12,695	Vacant at sale. Located at NW corner Ballard and OO
Office	Insurance Office	1204	N	MASON	315023900	C2	11	2022	$150,000	1478	$ 101	1950	1	1	13245	1 property south of W. Wisconsin Ave
Office	Former Azco	1025	E	South River	314080900	PDCO	2	2023	$1,825,000	18004	$ 101	1950	MULTI	2	1.92	Lawrence University bought this
Office	Former Appvion Bldg	1400	N	Meade	311656218, 311656208	C2	12	2025	$1,500,000	15136	$ 99	1985	1	2	82048	Included adj parking lot. At time of sale bldg access only off Rankin St
Office	Edward Jones	3601	E	COMMERCE CT	311600800	PDC2	3	2023	$405,000	4,160	$ 97	1989	3	1	58,471	2 or 3 tenants currently, close to 441/Ballard
Office	Attorneys Office	506	N	ONEIDA	312059900	C2	1	2022	$165,000	1697	$ 97	1940	1	1	6400	Former Greyhound bus station
Office	Appleton Historical Society	128	N	Durkee	312032600	CBD	4	2025	$275,000	2880	$ 95	1905	1	2	3650	Was Appleton Historical Society Bldg
Office	Calumet County	2306	S	ONEIDA	319015600	C2	2	2024	$630,000	6672	$ 94	1956	1	1	24,861	Purchased by tenant, Calumet County
Office	Impact Printing	1109	W	College	313106300	C2	12	2025	$300,000	3222	$ 93	1985	1	1	9,806	Adj property owner bought, word of mouth. Plans to make into restaurant offices
Office	Weekend Dental Assistant School	2600	N	RICHMOND	316769300	C2	12	2025	$450,000	5040	$ 89	1970	4	2	20167	3 commercial units and 1 apt. Sold 5 days later for $1,300,578 as sale/leaseback
Office	Peterson, Berk & Cross	200	E	COLLEGE	312031200	CBD	5	2022	750000	8624	$ 87	1981	1	2	5400	Attorney Office since remodel in 1995
Office	AAYUS Holistic Healing	130	E	FRANKLIN	312045800	CBD	12	2022	$340,400	4702	$ 72	1982	MULTI	2	4939	Bi-level on corner of Franklin & Morrison w/ bsmt finish 8958sf
Office	Former clinic	2009	S	MEMORIAL	318220000 314102900 314103000	C2	5	2022	$347,000	4,992	$ 70	1984	Multi	1	41759	This was a clinic that was vacant for multiple years. After sale remodeled part into finacial advisor office. Incl 2 parking lot pcls.
Office	Former Randercom	1358	W	PROSPECT	313014100	M2	5	2022	$175,000	2,600	$ 67	1968	1	1	10,800	Office building on edge of Industrial & Res area
Office	Kleenmark	415	W	Wisconsin	315078600	C2	1	2023	$130,000	2170	$ 60	1950	1	1	5684	Will be office/warehouse for roofing company
Office	Office	122	E	COLLEGE	312028202 312028204	CBD	3	2023	$985,000	16984	$ 58	1970	2	1	-	City Center East Condo Bought by Appleton Education Foundation
Office	Multi Unit	400	S	Linwood	313000700	M2	2	2026	$289,900	5546	$ 52	1963	16	2	8653	16 office spaces of varying size

Office	Longview Dr Office Park	412-612	E	Longview Dr	316292500 316293000 316294500	C2	5	2024	$1,922,751	38334	$ 50	1961-1967	Multi	2	3.75ac	Included 8 office bldgs, some with bsmt finish (I included what was noted in SF). 2nd transaction done for another pcl at same time
Office	Multi Unit	400	S	Linwood	313000700	M2	9	2024	$263,000	5546	$ 47	1963	16	2	8653	16 office spaces of varying size, 9 leased at time of sale
Office	Longview Dr Office Park	620 & 626	E	Longview Dr	316293700	C2	5	2024	$1,026,000	22,170	$ 46	1971	Multi	2	40,680	Bi-Level Multi Unit Office Bldg. 2nd transaction done for other pcls at same time
Office	Korth Financial Services	821	W	Wisconsin	315047901	C2	6	2023	$90,000	2340	$ 38	1968	1	2	3390	Sold to adj condo owner, plans to convert office to restaurant space
Office	Office - mostly vacant	400	S	Linwood	313000700	M2	6	2023	$137,640	5546	$ 25	1963	Multi	2	8653	Older office space, mostly vacant at sale
Office	Hoffman Planning and Design	122	E	COLLEGE	312028215 312028205	CBD	12	2022	$1,081,210	11856	$ 91	1970	2	1		2 OFFICE CONDOS IN CITY CENTER, LL TO TENANT
Office Condo	Office Condo	122	E	College	312028214	CBD	5	2025	$550,000	7170	$ 77	1970	1	1	-	Unit 106 City Center East Condo, sold with unfin storage unit #102 (891sf)
Office Condo	Office Condo	122	E	College	312028213	CBD	7	2025	$225,000	7628	$ 29	1970	1	1	-	Unit 301 City Center East Condo
Office/Museum	Paper Industry Hall of Fame	425	W	Water St	313148102	C2	5	2025	$1,025,000	22,834	$ 45	1878/2008	1	2	-	Unit 2 Old Atlas Mill Condo, was Museum like use prior to sale. Needed new HVAC at time of sale
Office/Retail	Voyageurs Bakehouse	201	W	College	312008300	CBD	2	2024	$570,000	4972	$ 115	1859	3	2	2530	Voyageurs Bakehouse and Salon1st / Office 2nd flr
Office/Retail Condo	Vacant	219	S	Walter	314002501	C2	4	2025	$269,900	5500	$ 49	1963	1	1	19347	Middle unit in 5 condo unit strip mall. Buyer owns 2 adj units
Office/warehouse	MJI Building Services	1913	E	NORTHLAND	311655005	C2	12	2024	$800,000	5,520	$ 145	1966/2020	1	1	24,631	Renovated in 2012 and again in 2020, overall VG condition
Office/warehouse	Fitment Industries	3984	E	ENDEAVOR	319571209	M1	7	2024	$2,400,000	21,600	$ 111	2019	1	1	3.48ac	
Office/warehouse	Vacant	3101	E	ENTERPRISE	311651012	M1	4	2022	$1,100,000	11,251	$ 98	1998	1	1	92,721	75% office and 25% shop
Office/warehouse	Valley Packaging	2730	N	ROEMER	311665021	M1	4	2025	$8,217,500	102553	$ 80	1989	1	1	8.68ac	Former Valley Packaging, then August Winters owned for 14 months, listed for 6 months

Personal service	Salon	132	E	WISCONSIN	316099600	C2	7	2022	188000	1140	$ 165	??	1	1	2382	Salon sold for 80% more than in 2019, min PP Included per Q
Restaurant	Former Arby's	601	W	NORTHLAND	316770200	C2	3	2022	$1,150,000	3042	$ 378	1995	1	1	33660	Former fast food, vg location
Restaurant	Apple Bees	3040	E	COLLEGE	314570401	C2	3	2022	$1,250,000	4407	$ 284	1996	1	1	47916	Sold for more than double 09/20 sale, bldg razed and new car wash going up.
Restaurant	Jaripeo Mexican Grill	3401	N	EVERGREEN	311651006	PDC2	12	2025	$1,500,000	5,544	$ 271	2009	1	1	69,276	Buyer sales Q didn't list any PP or business value. Not sure if kit equipment was included?
Restaurant	Fome	2825	N	Ballard	311653600	C2	4	2024	$505,000	2223	$ 227	1993	1	1	27,025	Sold 3-22 for $399k, No listing info found on CoStar and no answer to Sales Q's, appears valid
Restaurant	Pizza Hut	1924	S	ONEIDA	314064600 314064500	C2	7	2024	$540,000	2494	$ 217	1972	1	1	38,768	2 Parcels, Pizza Hut and L-shaped parking lot around it
Restaurant	Little Diner Xpress	1939	N	RICHMOND	315237900	C2	12	2022	$260,000	1202	$ 216	1952	1	1	14890	Sold to employee transfer for $500k, $10k PP & $230k Goodwill
Restaurant	Mylee's Egg Rolls	305	N	RICHMOND	315069300	C2	2	2022	$ 250,000	1,200	$ 208	1989	1	1	9,571	Sold to tenant
Restaurant	Pizza Hut	1924	S	ONEIDA	314064600 314064500	C2	12	2022	$ 480,000	2,494	$ 192	1972	1	1	38,973	Included addn parcel used for parking lot
Restaurant	Mateo's	500	E	WISCONSIN	316049600	C2	8	2025	$ 500,000	2,650	$ 189	1976	1	1	25,069	Sit down restaurant bought by tenant
Restaurant	Paradise Island	2821	N	Ballard	311653600	C2	3	2022	$399,000	2223	$ 179	1993	1	1	27025	Paradise Island, gd location
Restaurant	Former Beefeaters	2331	E	EVERGREEN	311651041	C2	8	2022	1000000	6693	$ 149	2007	1	1	62275	Stand alone bldg, but is condo on same plat as Cambria Hotel
Restaurant	Vacant	1025	N	BADGER	315209000	R1B	1	2022	$195,000	1388	$ 140	1943	1	1	19569	
Restaurant	Home Run Pizza	1216	W	WISCONSIN	315954225	C2	1	2022	$500,000	4000	$ 125	1954	1	1	32754	Extensively remodeled in the past 15 years.
Restaurant	Former Katsuya	511	W	COLLEGE	31310200	CBD	6	2023	$830,000	7,680	$ 108	1870	1	2	5,760	2019 Remodel
Restaurant	Apollon	207	N	APPLETON	312041800	CBD	5	2024	$515,000	4860	$ 106	1900	MULTI	2	2881	Apt/Restaurant. This sold to Tenant via LC with favorable interest rate
Restaurant	Muncheez Pizza	600	W	COLLEGE	315116000	CBD	1	2022	$255,000	3050	$ 84	1890	3	2	4196	Detached garage on site, believe still two apartments up
Restaurant	Former Paninoteca	2025	N	RICHMOND	315232500	C2	4	2022	$339,700	4,500	$ 75	1953	2	2	22,820	Restaurant with 1 upper Apt
Restaurant	Former Nikos	1027	S	Outagamie	313012000	C2	10	2025	$200,000	2710	$ 74	1976	1	1	27134	Vacant restaurant at time of sale
Restaurant	Madra's Café	819/821	W	WisCONSIN	315047900, 315047901	C2	4	2025	$245,000	4680	$ 52	1968	2	2	6780	2pcl sale, connected bi-level buildings used as restaurant when sold

Restaurant	Vacant - Now Café	819	W	WISCONSIN	315047900	C2	3	2022	$110,000	2,340	$ 47	1968	1	2	3,390	Bi-Level Restaurant - Zero lot line
Restaurant/Retail	Dollar Tree & Tipsy Taco	127	S	MEMORIAL	313097200	CBD	7	2024	$1,835,625	17670	$ 104	1978	2	1	44916	Tipsy Taco & Tequila Bar/Dollar Tree
Retail	Doughlicious	322	W	ColleGE	312024200	CBD	5	2025	$500,000	4000	$ 125	1900	1	1	5523	
Retail	Multi unit	3402	N	RICHMOND	316720000	C2	3	2024	$900,000	7412	$ 121	1991	MULTI	1	31687	4 Unit Strip center, supported a 8.35% cap rate
Retail	Expert Jewelry Repair	638	W	COLLEGE	315115900	CBD	1	2024	$125,000	1078	$ 116	1920	1	1	3207	No listing found?
Retail	Multi tenants	1230	W	COLLEGE	315173000	C2	11	2022	$950,000	8250	$ 115	2014	4	1	43946	Tenant bought based on prior agreement
Retail	Salon and Bakehouse	201	W	COLLEGE	312008300	CBD	4	2022	$515,000	4,972	$ 104	1859	3	2	2,530	I believe this is office and retail on both flrs
Retail	Extreme Audio LLC	211	N	LYNNDALE	317004200	C2	9	2022	$800,000	10010	$ 80	1990	2	1	56443	Two unit building, Sold in '19 and '22
Retail	Former Martial Arts	801	W	COLLEGE	313094800	CBD	8	2022	350000	4800	$ 73	1968	1	1	5760	Corner of College and Locust
Retail	Multi Unit	2310	W	College	317002500	C2	2	2024	$970,000	20184	$ 48	1954	7	1	72,794	7 Unit Bldg, Overall Fair/worn Condition
Retail	Operation center for Online Commerce	205	W	WISCONSIN	316010701, 316010800	C2	4	2022	$340,000	7764	$ 44	1940	1	1	11870	LL to Tenant, used as operation/storage for online commerce
Retail	Former Furniture Phases	1700	W	Wisconsin	315953806	C2	5	2025	$425,000	10240	$ 42	1945	1	1	40,170	Bought by Apple Valley Concrete and Const
Retail	Former J&B Engraving	104	E	WISCONSIN	316099000	C2	4	2022	$165,000	3,996	$ 41	1940	2	1	16,056	Now Replay Toys - 2 units, always used as 1
Retail	Ed's Boat Sales	2639	S	ONEIDA	318151300	C-2	1	2022	$1,500,000	37840	$ 40	1971	MULTI	1	170,895	
Retail	Former CVS	1800	W	College	315173901	C2	9	2024	$600,000	17202	$ 35	1998	1	1	4.77	99 year restrictive covenants recorded same day of transer 9-30-24, not allowing certain retail drug store activity from taking place on this parcel.
Retail	Shadows Food and Spirit	211	S	Walter	314002503	C2	6	2024	$82,100	3190	$ 26	1963	1	1	11360	Retail Condo - No listing found
Retail Multi	Multi tenants	3226	N	Ballard	311671800	C2	5	2023	$ 1,180,000	5,920	$ 199	2018	MULTI	1	78,523	Appears to be 4 unit strip center w/ Jimmy Johns
Retail Multi	Multiple tenants	1400	W	COLLEGE	315179900	C2	5	2025	$1,650,000	15840	$ 104	1999	MULTI	1	62954	Little Caesars, Axe Throwing, etc
Retail Multi	12 Unit Strip Mall	1000	W	Wisconsin	315267600	C2	10	2024	$2,500,000	27535	$ 91	2001	12	1	90,488	12 Unit strip mall
Retail Multi	Jersey Bagel	2701	N	ONEIDA	316765100	C2	11	2024	$2,100,000	27944	$ 75	1980	Multi	1	87897	Multi unit tenant bought, never on open mkt
Retail Multi	4 Retail Condos @ Richmond Terrace	400	N	RICHMOND	315110100, 315110120, 315110121, 315110122	PDC2	1	2026	$2,200,000	29517	$ 75	2003	Multi	2		4 condo units used for mix of office/retail in Richmond Terrace range from 2262-13,695 sf
Retail Multi	Multi 3-6 units	324	W	WISCONSIN	316060000	C2	7	2022	399500	5800	$ 69	1973	MULTI	1	20267	Older strip center, 3 occ currently up to 6

Retail Multi	4 Unit	135	E	WISCONSIN	316032300	C2	6	2025	$425,000	6,466	$ 66	1961	3	1	11,804	4 Unit Strip center
Retail Multi	4 Unit	135	E	WISCONSIN	316032300	C2	4	2022	$225,000	6,466	$ 35	1961	3	1	11,804	4 Unit Strip center
Retail Strip	Former Day Care	1800	S	Lawe	314076203	C2	1	2026	$820,000	15256	$ 54	1969	5	1	74693	Older strip mall, previously used as daycare, neighboring property owner bought via word of mouth
Retail Strip Center	Multi unit strip center	3719 & 3845	E	CALUMET	319571501, 319571004	PDC2	12	2025	$4,975,000	15260	$ 326	2004/2005	MULTI	1	112656	Listed at 7% cap rate w/ national tenants
Retail Strip Center	Multi unit strip center	3525	E	CALUMET	319570500	C2	11	2025	$4,250,000	23850	$ 178	2003	Multi	1	102801	11 unit multi tenant retail strip center
Retail Warehouse	Automotive Supply Co	107/123	S	Linwood Ave	313131700, 313131702	M2	6	2025	$2,012,200	41750	$ 48	1966/1968	2	1	142732	2pcl sale, both are retail warehouses with retail in front and warehouse in back
Retail/Office	UR Harmony/Soul Ascension Massage	1707	S	ONEIDA	314056100	C2	12	2025	$198,000	1496	$ 132	1974	1	1	10506	
Retail/Office	Cutting Edge/Mister Money	1933	N	RICHMOND	315343200	C2	12	2025	$1,000,000	12816	$ 78	1962	2	1	48519	Sold via land contract w/ $250k PP/business value per seller sales Q
Retail/Office	Former Titlemax	2521	S	MEMORIAL	318270000, 318270100	C2	4	2025	$496,000	6494	$ 76	1955	1	1	22890	2 pcl sale with one being parking lot.
Retail/Office	City Center Plaza	10	E	College	312029001	CBD	8	2023	$2,363,400	191466	$ 12	1986	MULTI	3	67188	City Center being turned into Fox Commons
Retreat Center	Vacant when sold	1000	N	Ballard	311137200	C1	12	2025	$1,750,000	22390	$ 78	1934	1	2	9.8ac	Buyer exempt org plan to use as Retreat Center, Large frontage on Fox River
Salon/Gym	Naava Salon/Fit Body Boot Camp	3505		COMMERCE CT	311601100	C2	3	2025	$825,000	5507	$ 150	2001/2007	2	1	32773	Tenant bought, never listed on open mkt
Service Repair	f/k/a Happy Car	1239	E	Wisconsin	311101800	C2	3	2023	$100,000	1040	$ 96	1939	1	1	7200	Service Repair Garage
Service Repair	Christy's Service	100	W	Wisconsin	316057600	C2	12	2022	$190,100	2010	$ 95	1969	1	1	14721	Service Repair Garage
Service Repair	Uhaul	1602	N	BALLARD	311521200	C2	7	2024	$97,000	2560	$ 38	1960	1	1	11803	Auto repair shop/contractor shop
Storage Warehouse	Quonset building	1820	N	Locust	315342600	M2	9	2025	$ 74,000	1,056	$ 70	1940	1	1	-	Unit #1 1820 N Locust Street Condo, this is a Quonset storage bldg
Strorage Warehouse	Randercom	311	W	PACKARD	312064000	CBD	9	2024	$1,000,000	16296	$ 61	1970	1	1	52870	Sold 11/20 and was State assessed prior owned by Wisconsin Telephone Co
Vet Office	Apple Valley Vet Clinic	820	E	NORTHLAND	311653003	C2	10	2024	$342,500	3376	$ 101	1982	1	1	15328	Vet Clinic on slab and has att garage
Warehouse	Formerly A-1 Moving	2301	W	Everett	313370000	M2	9	2025	$565,000	6000	$ 94	1977	1	1	23651	A CSM was recorded prior to sale, lot now 0.54ac
Warehouse	Storage	3811	N	ALVIN	316560104 316560105	PDC2	10	2024	$629,936	7920	$ 80	1974	1	1	58370	Large storage warehouse, assume plan to raze and build retail. Consider vacant sale?

Warehouse	August Winter & Sons	2323	N	ROEMER	311665115	M1	4	2025	$4,800,000	60630	$ 79	1970/2005 Rmdl	1	1	6.52ac	Distribution warehouse with separate storage garage building. Addn/rmdl in '05 & '09
Warehouse	Storage Warehouse	1530	N	Wayne	311262100	R2	6	2025	$250,000	3200	$ 78	1954	1	1	14,550	Block storage warehouse
Warehouse	Warehouse	1800	E	Wisconsin	311398712	C2	11	2023	$209,000	4200	$ 50	1991	1	1	23520	Bought by tenant
Warehouse	Warehouse	2231	E	GLENDALE	311437602	M2	1	2022	$425,000	10000	$ 43	1977	1	1	27489.00	
Warehouse		1523	N	CHARLOTTE	311218400	R2	6	2022	$35,000	1,224	$ 29	1930	1	1	10,500	Older "garage" type building in Residential area
Warehouse	Quonset Storage Units	1500	N	OWAISSA	311206000	R2	3	2024	$110,000	3952	$ 28	1962	MULTI	1	29787	Quonset Storage Units
Warehouse	Quonset Storage Units	1500	N	OWAISSA	311206000	R2	11	2025	$100,000	3952	$ 25	1962	MULTI	1	29787	Quonset Storage Units
Warehouse/office	Contractor shop	430	E	HANCOCK	311024700 311024500	M2	11	2023	$295,000	2499	$ 118	1970	1	1	9075	2 pcl sale, Used as a contractor type shop
Warehouse/office	Custom Offsets	3989	E	ENDEAVOR	319571208	M1	1	2023	$2,000,000	19240	$ 104	2017	1	1	3.34	Modern warehouse/office
Warehouse/office	A-1 Moving and Storage	2301	W	Everett	313370000	M2	11	2024	$550,000	6000	$ 92	1977	1	1	2.59ac	Shop style type building
Warehouse/office	Shop type building	1635	W	Haskel	313013902	M2	2	2026	$200,000	2213	$ 90	1956	1	1	21600	Contractor type shop bldg
Warehouse/office	Rocket Industrial	3900	N	PROVIDENCE	311651010	M1	2	2022	$975,000	13,974	$ 70	2001	2	1	88357	Office and Distribution
Warehouse/office	Able Distributing	3009	N	Zuehlke	311534800	M1	5	2023	$2,950,000	46800	$ 63	1993	1	1	120226	Large distribution Warehouse leased out
Warehouse/office	Commercial Appliance LTD	1609	W	WASHINGTON	315173207	C2	8	2025	$450,000	7616	$ 59	1963	1	1	13918	Warehouse/Office
Warehouse/office	Contractor shop	1400	N	Ballard	311520500	C2	4	2023	$336,600	5702	$ 59	1965	1	1	16976	Sold to neighbor word of mouth, Contractor type shop
Warehouse/office	VE Painting	1001/1025	S	LYNNDALE	313374801, 313374800	M2	10	2024	$1,100,000	20992	$ 52	1965/1978	2	1	1.96ac	2pcl sale includes 2 office/warehouse buildings
Warehouse/office	Renewal by Anderson	300	N	WOODSEDGE	317000300	M2	9	2023	$770,000	17500	$ 44	1976	1	2	1.83	5000sf Office and 12500sf warehouse
Warehouse/office	MSC Industrial Supply Co	3311	E	CAPITOL	311535000	M1	5	2023	$1,287,235	31,296	$ 41	1995	1	1	61,420	
Wedding Chapel	Cornerstone Wedding Chapel	233	N	APPLETON	312040800	CBD	6	2023	$350,000	13246	$ 26	1852	1	2	9576	Wedding Chapel, was rented to Church, Seller approached buyer about selling