

FOR SALE - Oshkosh, WI

16.68 Acres Industrial - High Profile & New Price

**Price
Reduced
Again!**



Property Highlights:

- Fronting 2 State Hwys
- ½ Mile to US Hwy 41
- No Flood Plain *
- No Wetlands *
- No Navigable Stream *
- No Shoreland Zoning *
- 12" Water in Street **
- 10" San. Sewer in Street **
- Industrial Zoning **

* = Per Winnebago County

** = Available upon Annexation

Contiguous to Oshkosh SW Industrial Park

Location and Site

Location:

View Map Below

Lot Size:

16.68 Acres

Zoning:

View Comprehensive Plan Below

Price NOW ONLY \$349,000



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Information contained herein is taken from sources deemed reliable but is not guaranteed and is subject to change.

/2008



State Rd 91

- ❑ Fronting 2 State Hwys
- ❑ ½ Mile to US Hwy 41
- ❑ No Flood Plain *
- ❑ No Wetlands *
- ❑ No Navigable Stream *
- ❑ No Shoreland Zoning *
- ❑ 12" Water in Street **
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- ❑ Industrial Zoning **

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State Rd 44

Want an Industrial Property with **access to City Amenities** without the burden of **Industrial Park Covenants and Restrictions**? If so, this is the property for you!

This property is projected to become Industrial Development land when annexed into the City of Oshkosh. And as indicated below city and municipal services are across the street or nearby.

High Visibility, Frontage on 2 State Highways and Easy Access to U.S. Highway 41 (rumored to soon to become Interstate 41) is about ½ mile away.



The map above shows the Utilities as they are in proximity to the subject property.

The **Green Line** is the sanitary sewer and as you can see it is on the north side of **STH 91** just east of the subject property. The invert elevation of the sanitary sewer is 829.03, which makes it approximately 20 feet deep. This sanitary main is a **10” sanitary main** that was installed in 1994.

The **Blue Line** is the water main also located on the north side of STH 91. This is a **12” water main** that was installed in 2004.

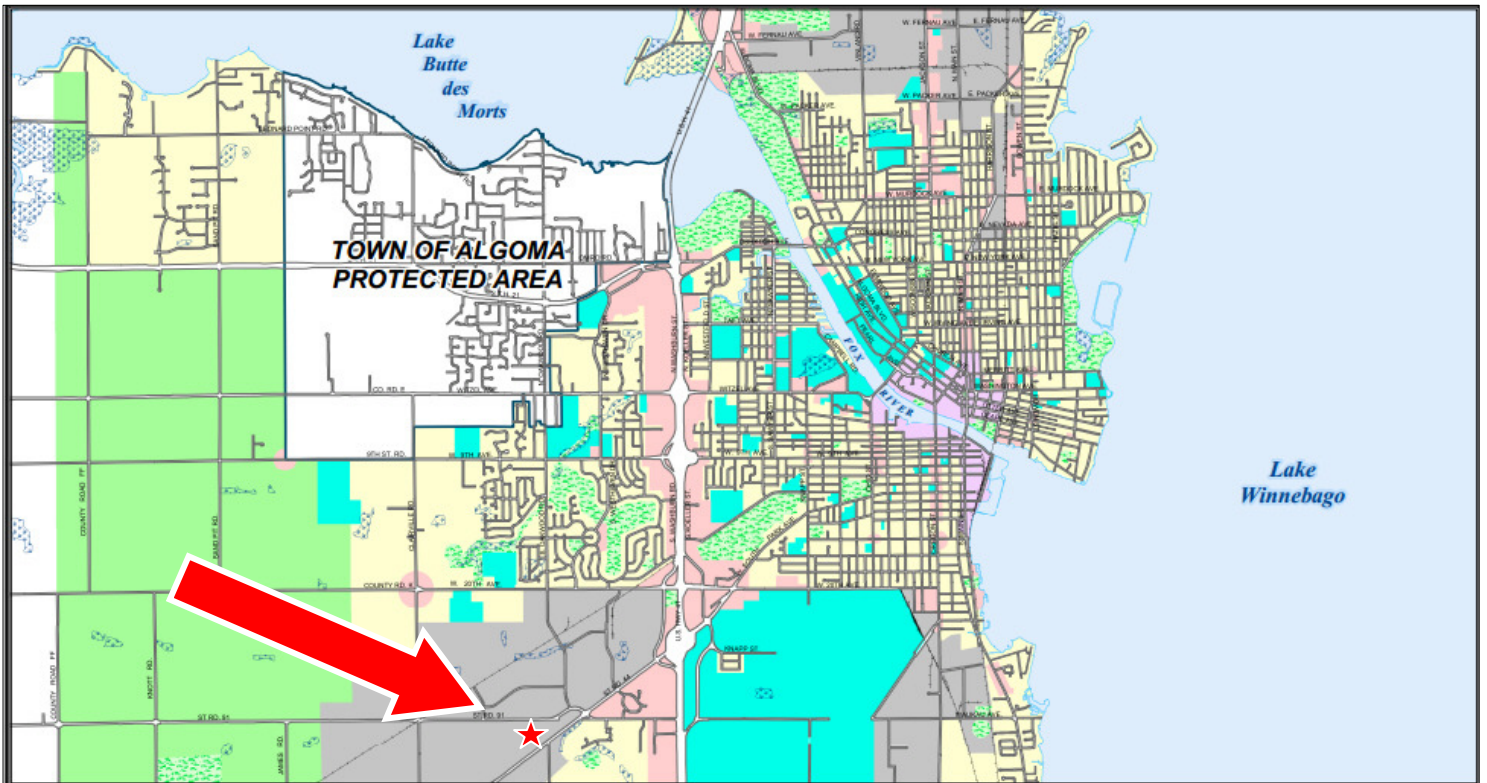
Also included are some spot elevations on the corners of the parcel as a reference. In order to service the subject property with sewer and water a buyer would need to annex the property into the City of Oshkosh.

Since the water main is already installed there would be a connection charge to connect to the existing water main. This charge is based on a square footage based on the frontage of the property using a depth of 120’. The Hwy 91 frontage is approximately 665 feet, so the calculated square footage is $665 * 120 = 79,800$ square feet. Since the water main was installed in 2004, you will be charged the rate from that year, which was \$0.1458/square foot. Therefore the connection charge would be 79,800 square feet * \$0.1458/square foot which is \$11,634.84.

Since there is no sanitary sewer in abutting the property the cost to extend that would be a 100 percent expense to the Developer and then no connection charge would be assessed.

The Developer would also have to run sewer and water into the parcel at 100 percent their cost and those costs will vary depending upon the size of water and sewer that is run into the property.

The above information was obtained from the City of Oshkosh Department of Public Works.



10 YEAR COMPREHENSIVE LAND USE PLAN
 MAP 2 OF 3 - CENTRAL
CITY OF OSHKOSH, WISCONSIN

Residential	Public & Institutional	Private Air Strip
Commercial	Rural Preservation	Railroad
Industrial	Mixed Downtown Development	
Wetlands	Parks, Recreation & Open Space	

Scale: 0 100 200 Feet
 March, 2005
 Source: City of Oshkosh GIS

