

FOR SALE - Commercial Corner

High-Traffic Corner Hwy 76 Intersection



Property Highlights:

- ❑ High Traffic Counts
- ❑ Proximity to US Hwy 41 and Sunnyview Exposition Center
- ❑ Easy Access Frontage Road
- ❑ Surrounded by Residential and Commercial Development

NW Corner Jackson St (SR 76) and W Snell Rd Oshkosh WI

Location and Site:

Location: 3700-Block of Jackson Street;

1.75 miles from US Hwy 41 and 1.5 miles from Sunnyview Exposition Center, amid Residential and Commercial Development in north side Oshkosh WI

Lot Size: 2.321 Acres

Zoning: SMU-PD Suburban Mixed Use – Planned Development

[Click "Zoning" to View Zoning Code](#)

Sale Price: \$225,000



Earl Real Estate, Inc.

COMMERCIAL & INDUSTRIAL

920.426.0417

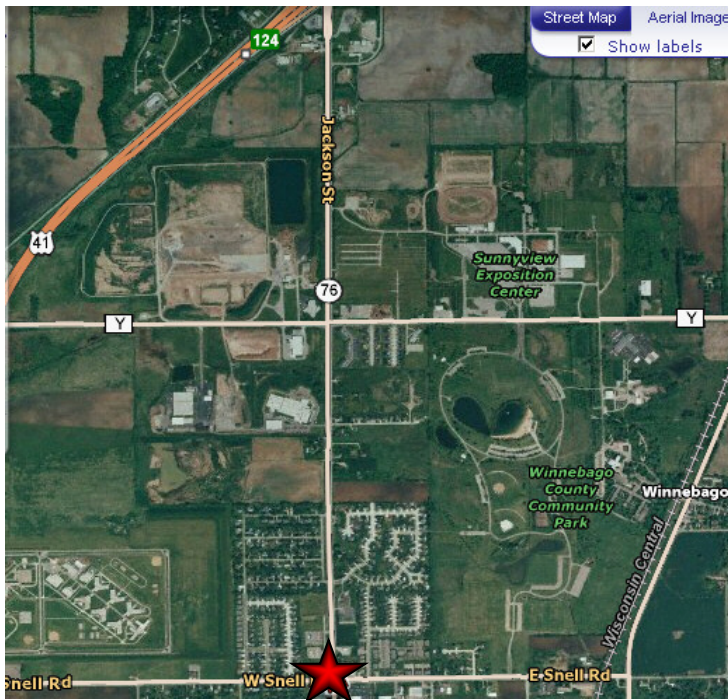
Web Site: www.GEarlRealEstate.com

Email: ge@gebroker.com



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NW Corner Jackson St (SR 76) and W Snell Rd



Great Proximity to:

- ❑ **Sunnyview Exposition Center: Site of year around and seasonal attractions** [Click here to view](#)
- ❑ **Winnebago County Community Park: Center for Family—, Sports—, Naturalist—, Dog— and Community –Centered Activities** [Click here to view](#)
- ❑ **Residential and Commercial Development**
- ❑ **Northeast and Northwest Industrial Parks**
- ❑ **Wisconsin Correctional Facility**

Dimensions:

300' x 360' irregular

Frontage Road:

Private Road with Shared Access and Shared Maintenance.

Access Points on Jackson Street and on W Snell Road.

Curb Cuts:

“At Will” from frontage road

Easement:

Accommodates Private Frontage Road

Topography:

Level; cleared grassy plain

Flood Plain:

None Apparent

Wet Lands:

None Apparent

Deed Restrictions:

Prohibition on Gas Stations and/or Convenience Stores

Utilities:

Electric, Gas, Water, Sewer and Telephone at Property Line

2019 Real Estate Tax: \$6,250.44

Fair Market Value: \$257,900

2019 Traffic Counts at Property Intersection: 22,000 Vehicles Per Day

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