COMMERCIAL
PROPERTY GROUP, LLC

FOR SALE

Downtown Office Center Sale

47 S. Water Street, Fort Atkinson, WI 53538

Property Details

Price	$2,499,000
Size	.635 Acres
Land	.635 acres
Zoning	Downtown Historic Mixed-Use Zoning District
Taxes	2025: $13,019.00
Area	Located downtown Fort Atkinson along the Rock River. Neighboring uses include: Festival Foods, Ace Hardware, Hometown Pharmacy, US Postal Service, Public Library, Riverwalk Inn & Suites, Fort Memorial Hospital, McDonalds, Mr. Brews Taphouse, Hoards Dairyman Farm Creamery, Hallmark, numerous local restaurants and shops.

Overview

Modern office building overlooking the Rock River. Center is 19,215 SF per appraiser. Each space offers a reception area, private offices, bathroom. Some spaces have breakrooms or kitchens and large conference rooms, spaces have interior access to outdoor patio area overlooking the river. Parking is on street, and in a municipal lot across the street. Tenant pays for their pro rata share of property taxes and utilities. Tenants include Fort Health, State Farm, and Greenwoods State Bank. Information provided by the owner. Owner will lease back their current office space for a period of time.

Contact

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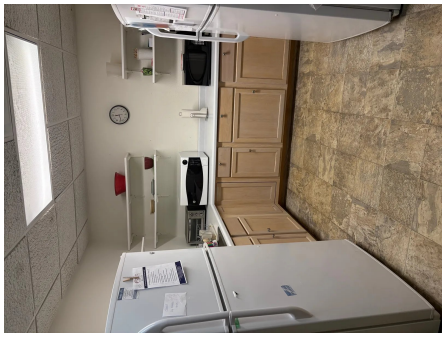
Downtown Office Center Sale — Photos



Features

- Downtown location overlooking the river.
- Pylon sign on the street side
- Located in TID District

Commercial Property Group

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