

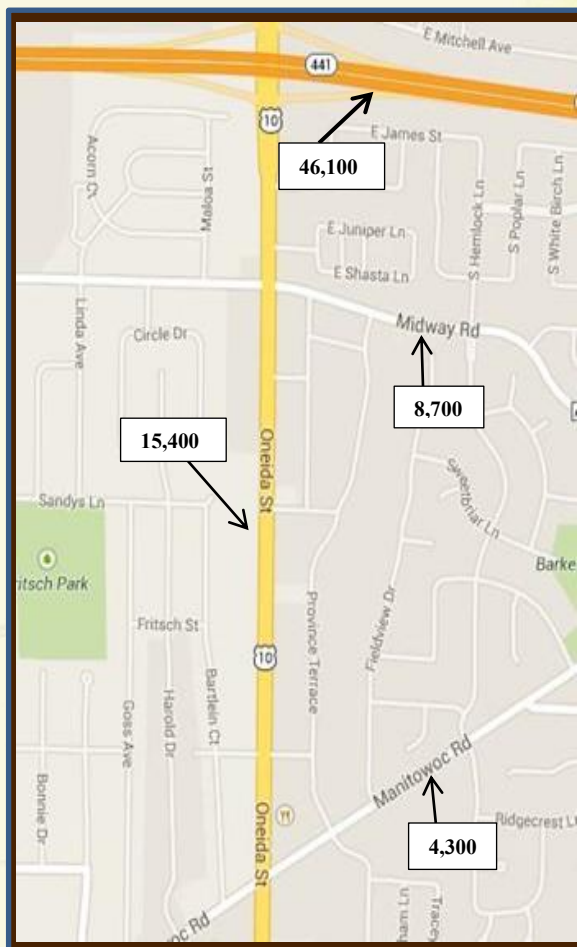
PROVINCE TERRACE

Commercial Land Parcel for sale



The Province Terrace Commercial Development is a commercial campus integrated into a vibrant neighborhood. Located in a rapidly expanding business corridor, these sites offer the perfect place to start or grow your business. These sites are designed to support an array of professional office, business and personal services and retail uses.

Six fully improved parcels ranging in size from one quarter to two and three quarter acres are available. Larger parcels may be created by combining existing lots.



CONTACT

Sam Schroeder, Community Development Director

CITY OF MENASHA

Phone 920-967-3650
Menasha, WI 54952

www.cityofmenasha-wi.gov

COMMERCIAL SITE CHARACTERISTICS

LOT NUMBER 1

ZONING: C1 GENERAL COMMERCIAL
 SQUARE FEET: 56,628
 ACRES: 1.30
 ASKING PRICE: \$113,256

LOT NUMBER 2

ZONING: C1 GENERAL COMMERCIAL
 SQUARE FEET: 27,051
 ACRES: 0.62
 ASKING PRICE: \$54,014

LOT NUMBER 4

ZONING: C1 GENERAL COMMERCIAL
 SQUARE FEET: 13,852
 ACRES: .32
 ASKING PRICE: \$27,878

LOT NUMBER 5

ZONING: C1 GENERAL COMMERCIAL
 SQUARE FEET: 44,649
 ACRES: 1.03
 ASKING PRICE: \$89,298



LOT NUMBER 10

ZONING: C3 BUSINESS OFFICE
 SQUARE FEET: 126,498
 ACRES: 2.90
 ASKING PRICE: \$116,160

LOT NUMBER 11

ZONING: C1 GENERAL COMMERCIAL
 SQUARE FEET: 63,423
 ACRES: 1.46
 ASKING PRICE: \$126,847

LOT NUMBER 12

ZONING: C1 GENERAL COMMERCIAL
 SQUARE FEET: 31,712
 ACRES: 0.73
 ASKING PRICE: \$



Optimal Utilities

Menasha Utilities, a locally owned and operated utility, provides electric service to Province Terrace. Menasha Utilities has developed services that help business increase energy efficiency, reduce direct electric expenses and control capital costs in order to remain competitive. MU rates are among the lowest in Northeast Wisconsin. Natural gas service is provided by WE Energies. The Waverly Sanitary District supplies water and sanitary sewer.

Municipal Support

The Province Terrace development is owned by the Redevelopment Authority of the City of Menasha. The city provides a full range of services and facilities to meet the needs of business and residents alike.

Business development assistance is available through the Community Development Department.

Questions regarding city services may be directed to Sam Schroeder, Community Development Director at:
 920-967-3650 OR
sschroeder@ci.menasha.wi.us