3D REALTY GROUP

eXp COMMERCIAL

Offering Memorandum

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2nd Chance Goods

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Discount Grocery Store

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1605 S Main Street Oshkosh, WI 54902

Property Description

PROPERTY OVERVIEW

Price: $532,000
2025 Proforma NOI (using 8 months actual in 2025): $100,398
Cap Rate based on proforma: 18.8%

A well-established discount grocery store located in the city of Oshkosh, WI is now available for purchase. This commercial gem has been operating successfully for 10 years, earning significant brand recognition in the community and throughout the Fox Valley. The sale includes approximately $88,000 in inventory and the current owner is willing to guide a new owner in the transition. The store accepts many forms of payment including EBT, catering to a broad customer base. It's currently open 5 days a week (Tuesday-Saturday). There is value-add here as new ownership could increase profits by opening the store on Mondays and increase marketing efforts.

Built in 2004, this 4,300 SF property boasts a functional layout with a grade-level dock door leading to a spacious storage and sorting room. Inside, you'll find two restrooms, a front office with visibility to the checkout counter, and an employee break room complete with a kitchenette. The store is serviced by city sewer and water.

Situated on a corner lot with a private parking lot, the store enjoys prime visibility along Hwy 45, near the scenic Lake Winnebago, and is just minutes from Interstate 41, providing easy access to Green Bay & Milwaukee.

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eXp Commercial, LLC, its direct and indirect parents and their subsidiaries (together, "We") obtained the information above from sources believed to be reliable, however, We have not verified its accuracy and make no guarantee, warranty or representation, expressed or implied, about such information. The information contained above is submitted subject to the possibility of errors, omissions, price changes, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Any projections, opinions, assumptions or estimates of the information contained above or provided in connection therewith either expressed or implied, are for example only, and they may not represent current or future performance of the subject property. You, together with your tax and legal advisors, should conduct your own thorough investigation of the subject property and potential investment.

PROPERTY HIGHLIGHTS

- **Operating for 10 years creating brand recognition**
- **Forklift, large stand up freezer and a small chest freezer are featured among the included inventory valued at approximately $88,000**
- **One grade level dock door leading to the back, storage/sorting room**
- **Two restrooms**
- **Front office with window to checkout counter**
- **Employee break room with kitchenette**
- **City sewer and water**
- **Property also contains a well**
- **Two thermostats for zoned heating in case new owner wanted to split the open area in half**
- **Main staffers has been here for 3 ½ years offering stability and familiarity for new ownership**
- **Private parking lot with 12 spaces**
- **Corner lot with 0.34 acres**
- **Zoned HI**
- **Sits along Hwy 45, near Lake Winnebago**
- **Minutes from Interstate 41 which runs north to Green Bay and south to Milwaukee and Chicago**

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For Sale

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Exterior Property Photos

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For Sale

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Interior Photos

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Parcel Outline

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Local Map

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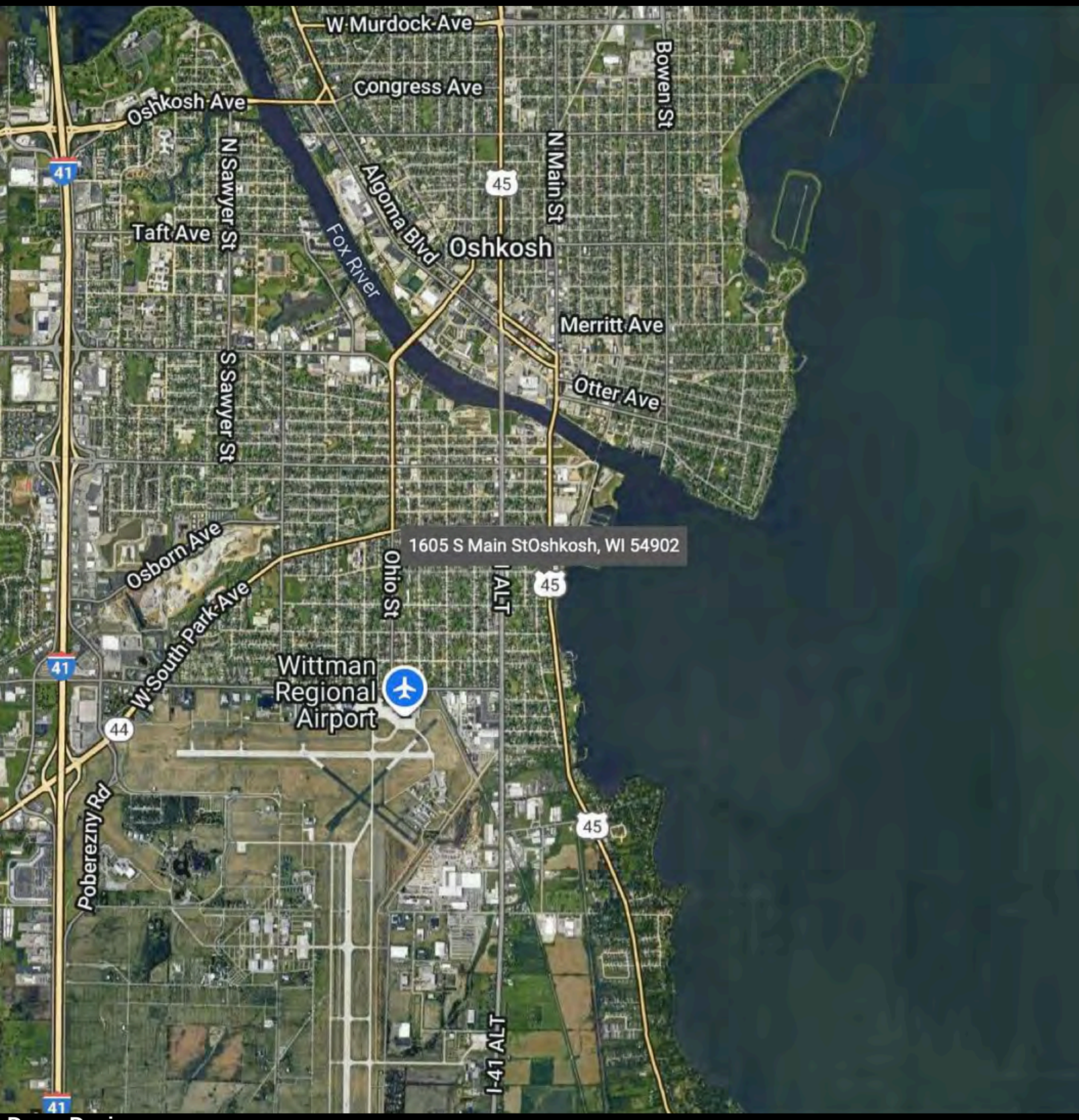
Regional Map



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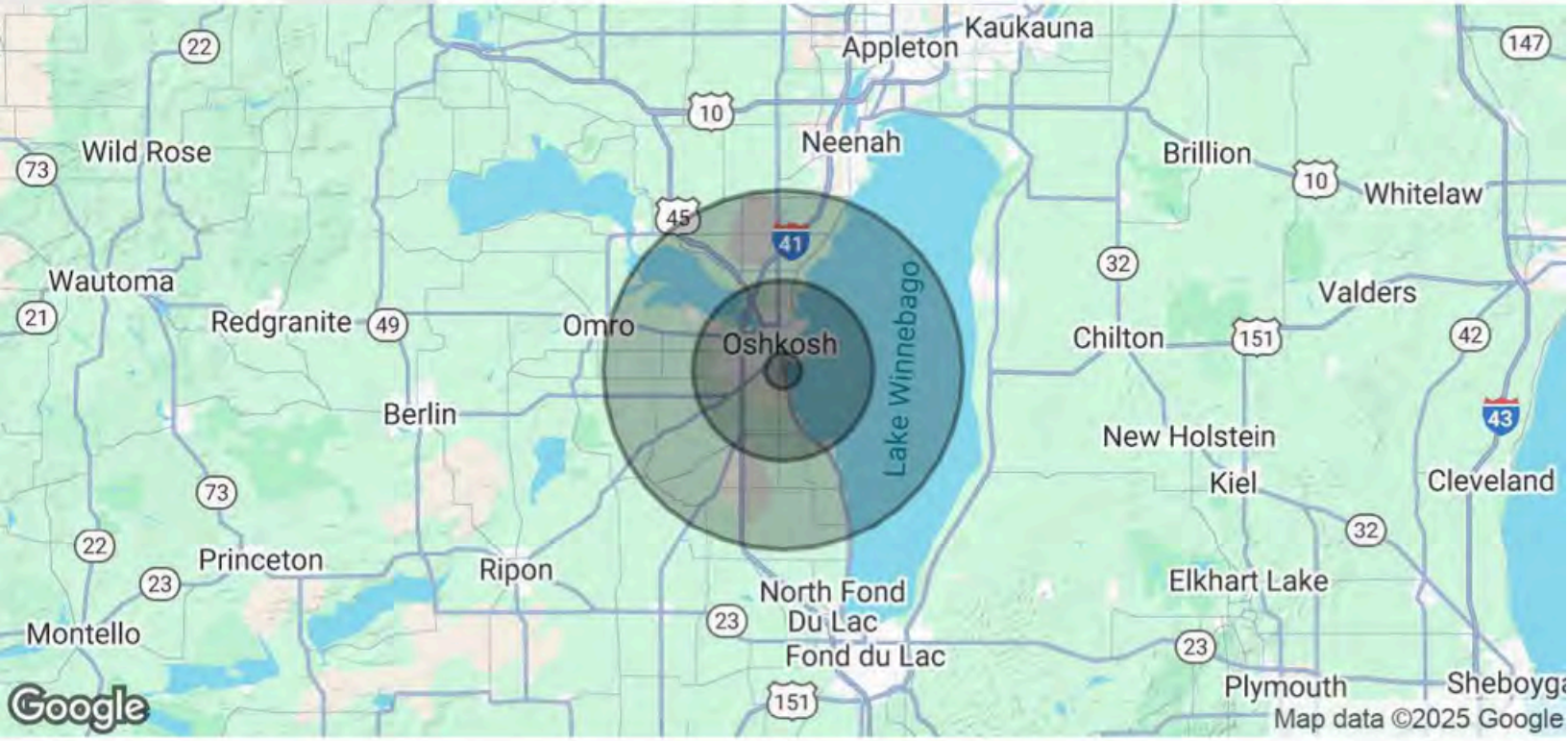
Demographics

Demographics Map & Report

FOR SALE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,374	69,440	84,754
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	40	41	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,769	29,577	35,273
# of Persons per HH	2.2	2.3	2.4
Average HH Income	$75,266	$77,953	$84,926
Average House Value	$171,300	$220,398	$243,390

Demographics data derived from AlphaMap

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

(a) The duty to provide brokerage services to you fairly and honestly.
(b) The duty to exercise reasonable skill and care in providing brokerage services to you.
(c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
(d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
(e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
(f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
(g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

_____

_____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

_____

_____

_____ *(Insert information you authorize to be disclosed, such as financial qualification information.)*

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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Drafted by Attorney Debra Peterson Conrad