ONLINE AUCTION



±24K SF OFFICE BLDG WITH UPSIDE POTENTIAL

411-415 Ellis Ave S, Ashland, Wisconsin 54806

MINIMUM BID: $1,249,000

Previous List: $2,750,000

The information contained herein was obtained from sources deemed to be reliable and is believed to be true; it has not been verified and as such, cannot be warranted nor form a part of any future contract. All measurements need to be independently verified by the purchaser.

FRE Auctions and Anthony Jennings & Crew Real Estate are pleased to present the online auction event for the opportunity to purchase a partially leased ±24,000 SF office building on ±2.5 Acres in Ashland, WI.

PROPERTY HIGHLIGHTS

- 415 Ellis Avenue: Built in 1999
- 411 Ellis Avenue: Building expanded in 2001 by an additional ±5,900 SF
- Preventative maintenance: Mechanical systems have been well maintained
- Roof replaced in 2019
- Ambulance drive-up access
- Ample Parking
- Zoning: CC City Center
- Located in a Qualified Opportunity Zone (QOZ)
- Immediate Income: Partially leased
- Value-Add Potential: Offers major upside - ideal for retail, daycare, event space and medical



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For additional property details, downloadable due diligence & auction info

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