

N4231 State Highway 22 Shawano, Wisconsin 54166

### Joe Eldredge

Senior Vice President +1 262 443 8839 joe.eldredge@colliers.com

#### **Mike Wanezek**

Partner +1 920 265 3747 mike.wanezek@colliers.com

# **Property** Overview

Colliers | Wisconsin is please to present the opportunity to acquire a 66-bed vacant skilled nursing facility in Shawano, Wisconsin. The subject property consists of 53,770 square foot building situated on roughly 16 acres of land. The subject site contains it's own water tower, utility shed, and wind turbine in addition to the building.

### **Property** Characteristics

Address	N4231 State Highway 22 Shawano, Wisconsin 54166
County	Shawano
Building Square Feet	53,770 SF
Parcel Size	15.7 Acres
Year Built	1978   1980   1995
No. of Beds	66
Zoning	C (Commercial)
2020 Assessment	\$1,952,200
2020 Total Taxes	\$34,802.18
Parcel Number	113200000

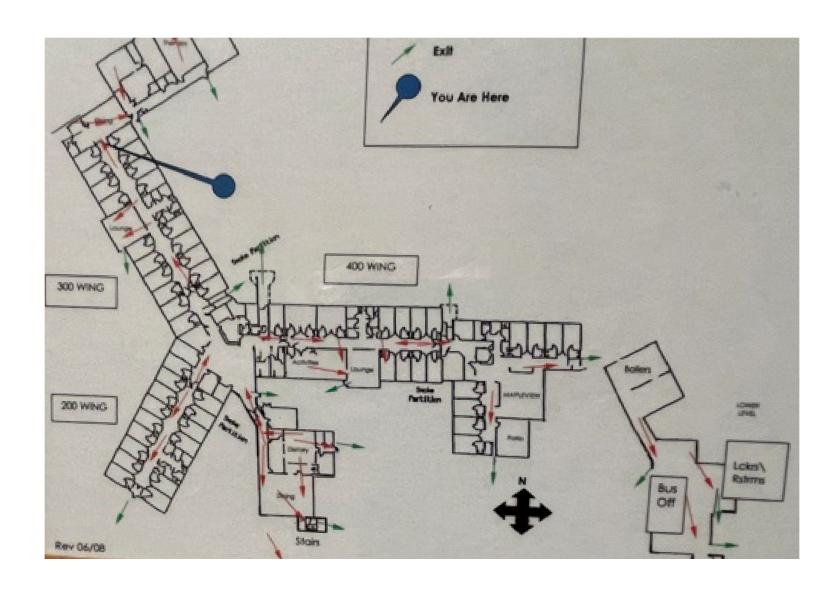


## **Investment** Highlights

- Well maintained facility suitable for a variety of uses
- Surrounded by favorable senior demographics and hospital referral sources
- 40 miles from Green Bay MSA
- Located on over 15 acres of land with Highway 22 frontage

**Asking Price:** \$2,550,000

# Floor Plan



# **Property** Aerial



# **Exterior** Property Photos



Storage Shed and Land



Exterior of Building and Wind Turbine





Main Entrance Exterior of Building

# **Interior** Property Photos



Laundry Room



Physical Therapy Room





Patient Room Office Space



### Location

The subject property is located in Shawano, Wisconsin. The city of Shawano is located about 40 miles northwest of Green Bay and has a population of roughly 10,000 residents. The City of Shawano is known for it's excellent schools, parks, miles of hiking and bike trails.

Visitors are attracted to the City which offers year-round festivals, parades and art fairs. In addition, The Wolf River and Shawano Lake attract water enthusiasts to the area with it's premier fishing, boating and whitewater rafting.

## **Demographics**

	1 Mile	5 Miles	10 Miles
Population			
2020 Population	210	12,705	25,834
2025 Projected Population	208	12,642	25,805
2020 Senior Population (65+)	57	2,867	5,792
2020 Senior Population (65+) by Percentage	27.1%	22.6%	22.4%
Median Age	52.9	43.6	44.4
Households			
Households (2020)	58	5,313	10,842
Income			
Est. Average Household Income (2020)	\$80,577	\$69,036	\$67,696
Est. Median Household Income (2020)	\$68,452	\$53,856	\$53,744
Est. Per Capita Income (2020)	\$33,248	\$29,479	\$28,511





Colliers | Wisconsin 833 E Michigan St, Suite 500 Milwaukee, WI 53202 P: +1 276 9500 This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2021. All rights reserved.

## State of Wisconsin | Broker Disclosure

Non-Residential Customers

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.



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

#### **Broker Disclosure to Customers**

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- 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. A broker or salesperson 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 statues and is for information only. It is a plan-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

#### **Confidentiality Notice to Customers**

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential. Unless the information must be disclosed by law or you authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01 (5g) of the Wisconsin Statutes.
- 2. Any facts known by the broker 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 broker is aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information:
Non-Confidential information: (The following information may be disclosed by Broker):
(Insert information you authorize the broker to disclose such as financial qualification information.)

#### Consent to Telephone Solicitation

I/We agree that the broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cel
phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing.
List Home/Cell Numbers:

### Sex Offender Registry

Notice: 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 <a href="http://offender.doc.state.wi.us/public/">http://offender.doc.state.wi.us/public/</a>

### **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 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 intent to meet his or her obligations under a contract or agreement made concerning the transaction.