



Address: 435 W Scott St., Fond du Lac

Price: \$129,900

Lot Size: .17 Acre

Sq. Ft: 1393

Style: 1 Story

Age: 1924

Taxes: \$1,748.00 -'23

Exterior: Vinyl

Water Heater: Gas

Ave. Utility Cost: \$186/mo.

Schools: Parkside, Sabish, FDL High

Garage: None

Heat: Gas FA

Air: Central

Basement: Full

Sanitary: Sewer

Water: Municipal

Flood Plain: No

Directions: Main St South to Scott St., West to address.

Room Sizes:

Living Room:	39'11 x	17'4	Bedroom:	13'6 x	13'5
Kitchen:	13'5 x	10'	Bedroom:	13'6 x	9'4
Baths:	Half				

Inclusions: None

Exclusions: Sellers personal property

Additional Information:

Currently a Flower Shop but the zoning is Residential. Another "quiet type" commercial may be considered from the City but it depends on the type of business and a Special Use Permit would need to be granted. As a home, this could be a 2 or 3 bedroom. A few walls would need to be added and a tub/shower as well. Hardwood floors, high ceilings, vintage kitchen are just a few of the awesome features here! At one time it was a mall grocery/meat store. Walk up attic and full basement are ideal storage areas! Big parking lot!

***In our opinion the information shown on this sheet is true, but not guaranteed and is subject to change or correction.**