

\$5,600,000

Type: Retail, Office

Present Use: Retail, Office

RE For Sale: Yes

Bus. For Sale: Yes

Lease Only: No

Bldg Units: 35

Location: Business district

Street Frontage:

Industrial Park Name:

Trade Name:

Year Built: 0

Lot Size: 0

Acres: 1.37

County: Sheboygan

Taxes: \$33,473/2023

Zoning: Commercial

Total SqFt: 30963

of Stories: 2

On Site Parking: 144 spaces

Net Leasable SqFt: 0

Approx Bldg Dim.: 0x0

Parking fees/Mo.: 0

Floodplain:

Ceiling Height: 8-10

Water/Sewer: Municipal sewer, Other

Roof: Other

Avg Rent/Sq Ft: \$0

Net Operating Income: \$0

Vacancy Allow:

Fuel: Natural gas, Electric

Loading Docks: 0

Items Included:

Items Excluded:

Heating/Cooling: Forced air, Zoned heating, Central air

Building Framing:

Basement: Full

Occupancy: Tenant(s)

The information shown on this sheet is believed to be accurate and reliable but is not guaranteed and is subject to corrections



615-630 S 8th Street, Sheboygan, WI 53081

Pennsylvania Avenue To South On Riverfront Drive

Investors...Prepare to be impressed with "The Riverfront Office Center". This beautiful Brick Masonry "Income Producing" professional office property is located in the heart of the downtown business district of Beautiful Sheboygan, Wisconsin. With its 33 current tenants and additional office spaces for lease, this office asset provides an investor w/ instant cash flow and room to grow your rental income with new tenants. The 140+ surface parking spaces provide exceptional access to businesses (ingress/egress). Enjoy the building's location and proximity to other local businesses & the beautiful "Lake Michigan". This 'extremely well kept premises provide a vibrant and attractive option to its current and future tenants. A history of strong economic performance and healthy balance sheet

Commercial/Business **MLS# 1983235**

Status: Active

Features: Private office(s), Public rest rooms, Private Restrooms, Shared Restrooms, Reception area, Signage available, Display window, Security system, Inside storage

Tenant Pays: All expenses

Sale Includes: Lease(s), Signs, Other

Lease Type: Gross, Multiple years, Renewal options

Listing Company: FIRSTWEBER - Fitchburg - West Madison

Prepared By: Maurice Taylor of First Weber, Inc.

Direct: 608-718-1446 Other: 601-213-6747

August 16, 2024