



Schempf Building

207-211 E Main St, Watertown, WI 53094



Ken Berg

Johnson & Hellekson Real Estate LLC
200 E Main St, Suite 100, Watertown, WI 53094
ken@jhrellc.com
(920) 988-3249

Schempf Building

Upon Request



Rental Rate:	Upon Request
Min. Divisible:	1,970 SF
Property Type:	Office
Building Class:	C
Rentable Building Area:	32,618 SF
Year Built:	1900
Walk Score ®:	89 (Very Walkable)
Rental Rate Mo:	Upon Request

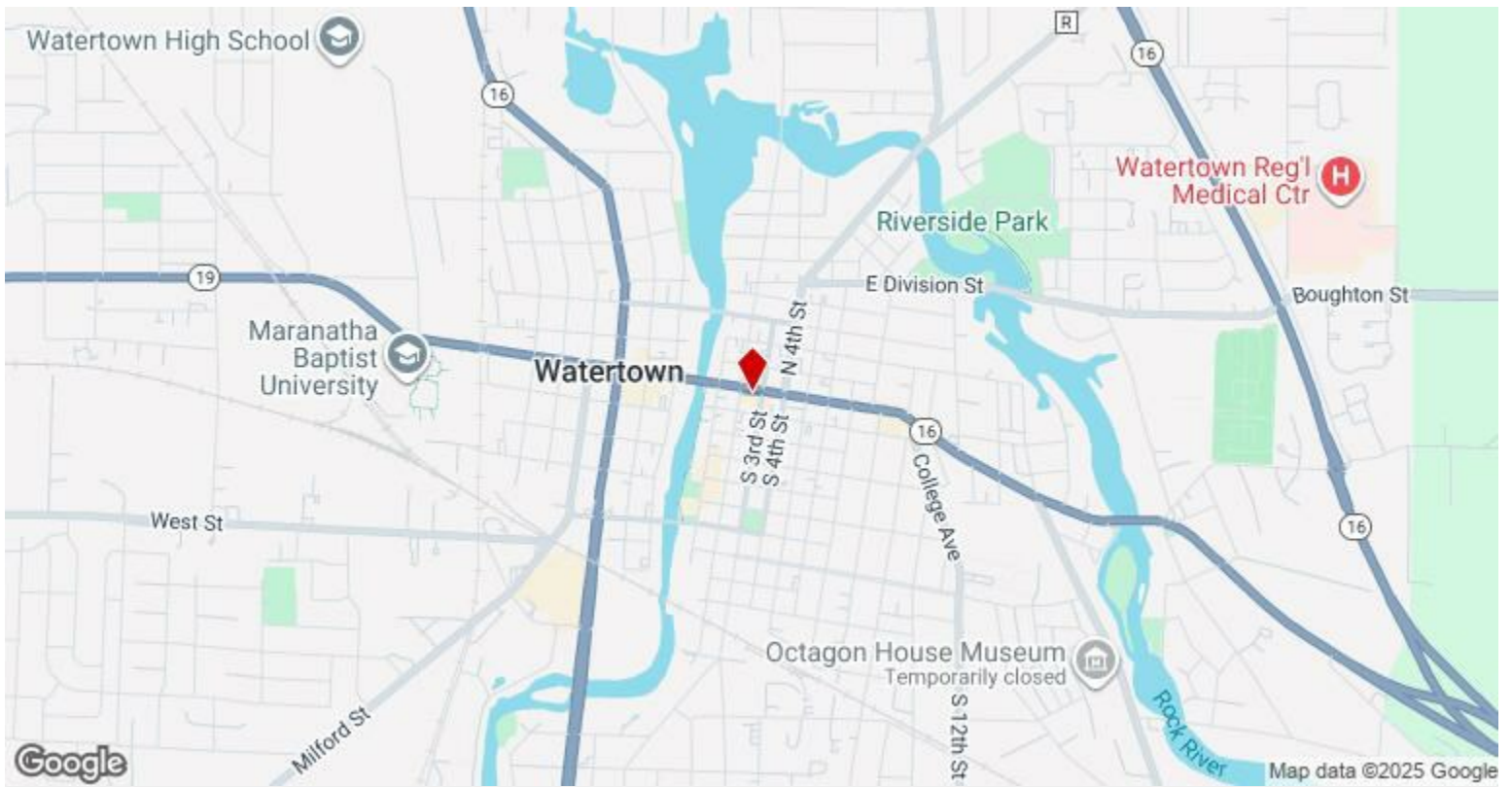
2nd Floor

Space Available	1,970 - 3,585 SF
Rental Rate	Upon Request
Date Available	30 Days
Service Type	[object Object]
Built Out As	Professional Services
Space Type	Relet
Space Use	Office/Retail
Lease Term	2 Years

INCREDIBLE OPPORTUNITY FOR AN ENTREPRENEURIAL PERSON WILLING TO CREATIVELY USE UP TO 3585 SQ FT OF COMMERCIAL SPACE ON 2ND & 3RD FLOORS ON MAIN STREET IN WATERTOWN. The 2nd floor is beautifully laid out for a wide variety of uses with current application as a photography business. High ceilings, lots of natural light and great views from above of Watertown in the historic district downtown. 3rd floor is available for active use or a more passive approach involving storage, etc. Successful beauty salon on 1st floor. Offices would be perfect, but professional services type of activities would be just as good, if not better. Excellent landlord willing to support you all the way, as long as you do your part to help make your business successful. Call Ken at 920-988-3249 for private showing or to learn more about the details and features of this special space. \$1,500 per month plus utilities is the asking price for using this large commercial space in the heart of Watertown's downtown historic district. Are you the person we are looking for to turn these two floors of unique commercial into a business use that you can profit from while benefiting the community you work within. **NO BETTER DEAL AND NOT BETTER TIME TO CHECK THIS OUT BY LOOKING INSIDE.** Just remember that "No Risk, But No Reward." That is not you, is it? Good, call Ken Now!!

Major Tenant Information

Tenant	SF Occupied	Lease Expired
Ava's A Posh Boutique	-	November 2022
Blush Hair Beautique	-	



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Property Photos



7651247301606719989



7205094574752542359

Property Photos



Property Photos



6664923085808668919



6290728105334402954

Property Photos



Property Photos



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Property Photos



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Property Photos

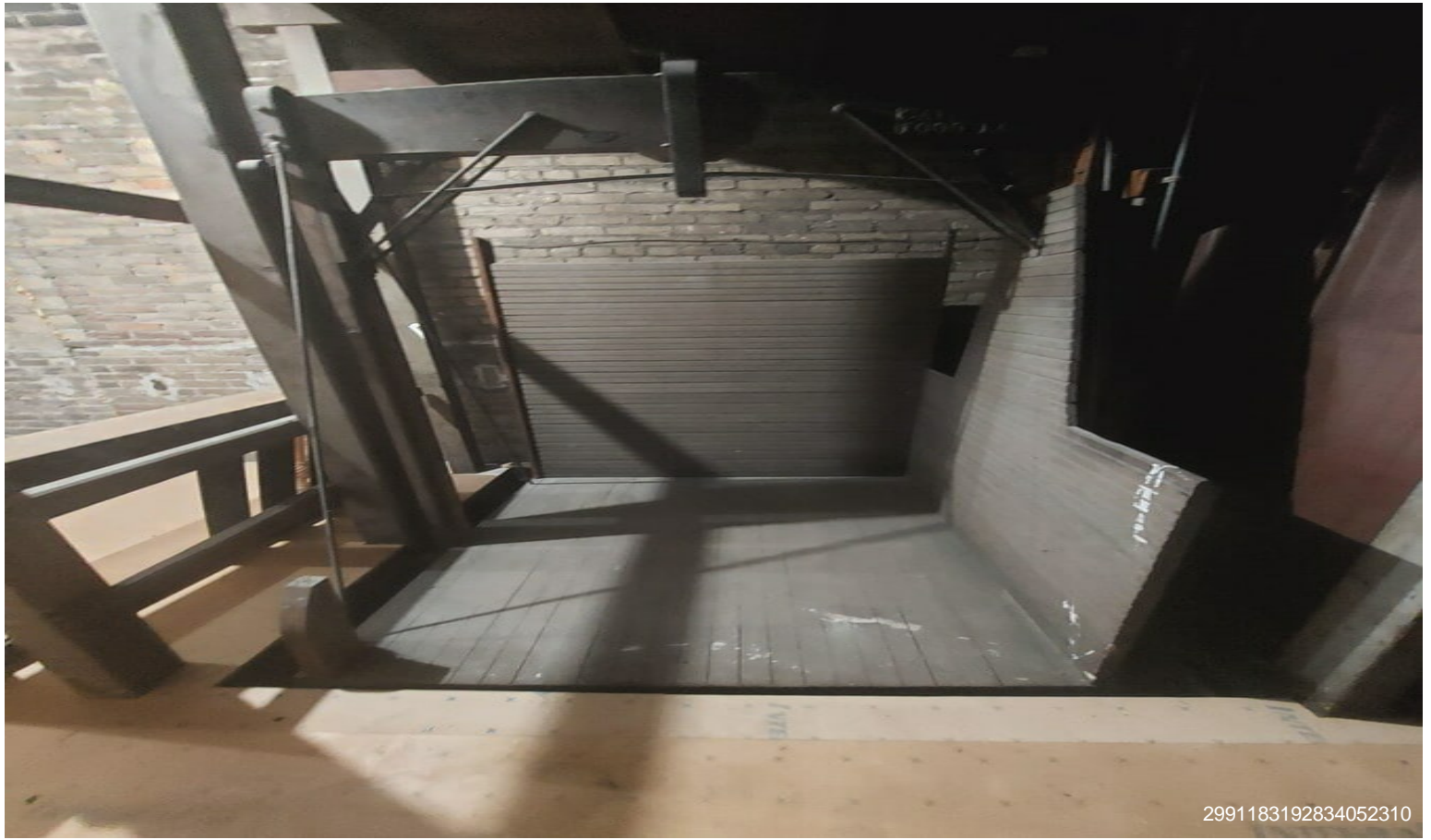


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3354033455317948773

Property Photos



2991183192834052310



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Property Photos



2305057183778208653



1465525019631009608

Property Photos



Property Photos



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35720192989761027

Property Photos



Building Photo



Interior Photo

Property Photos



Property Photos



Property Photos



Interior Photo



Interior Photo

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