

MLS #: C113640A List Price: \$595,900

7810 Hwy 42 Egg Harbor, WI 54209



ORIGINAL LIST PRICE: \$595,900	DAYS ON MARKET: 542
BUSINESS DESCRIPTION: Retail	MLS AREA: 07-Egg Harbor
APX YEAR BUILT: 1890	SCHOOL DISTRICT: Gibraltar
WATERFRONT ?: No	TYPE: Inland
WATERFRONT DESCRIPTION: None	CLASS: Commercial
PARKING: 11-25 spaces, Parking Lot, Paved	ASSOCIATION FEE INCLUDES: None

TAX PARCEL #: 1180125302612C
APX LOT SIZE: .39 ACRES
APX SHORE FOOTAGE: 0
ZONING: Multi - Use (M-U)

TAX AMOUNT: 2978
APX ACREAGE: 0.39

TAX YEAR: 2009

SOURCE SQFT: Owner **PERSONAL PROPERTY:** No **LEASE:** No
BUSINESS: No **REAL ESTATE:** Yes **BUSINESS AND REAL ESTATE:** No **INVENTORY:** No
BUSINESS NAME: NONE

	Building Description:	Dimensions:	Apx Total SqFt:	Apx Warehouse SqFt:	Apx Office SqFt:	Apx Manufacturing SqFt:	Apx Retail SqFt:	Apx Building Age:
Primary Building:	NORTH RETAIL		972	0	0	0	0	0
Building #2:	SOUTH RETAIL		1180	0	0	0	0	0
Building #3:	APARTMENT		500	0	0	0	0	0

DOCUMENTS ON FILE: Lease **SHOWING INSTRUCTIONS:** Appointment Only, Call Listing Agent **POSSESSION:** Immediate
OWNER'S LEGAL NAME: SARKIS

CONSTRUCTION: Frame	EXTERIOR FEATURES: Fuel Tank, Sidewalks, Storage Building, Shared Driveway
EXTERIOR: Clapboard	LOT DESCRIPTION: Corner Lot, Water View, Open
BASEMENT/SUBSTRUCTURE: Stone Foundation	ACCESS: State Highway
ROOF: Asphalt	LANDSCAPING: Grass, Trees
HEATING: Hot Water, Multi-Zoned	INTERIOR FEATURES: Display Windows, Living Space Available, Restroom/Lavatories-Two
COOLING: Wall Unit(s)	FLOORS: Carpet, Wood
WATER HEATER: Electric	UTILITIES PAID BY OWNER: Gas
WATER/SEWER: Private Water, Public Sewer	UTILITIES PAID BY TENANT: Electric, Garbage, Sewer

DIRECTIONS: YELLOW BUILDING ON THE CURVE IN MIDDLE OF VILLAGE

REMARKS: THIS IS A BROKER OWNED PROPERTY. SELLER IS A WI LICENSED REAL ESTATE BROKER. THIS IS ONE OF THREE HISTORIC BUILDINGS IN THE VILLAGE OF EGG HARBOR AND ONCE HOUSED THE OFFICE OF THE FIRST DOCTOR IN THE VILLAGE OF EGG HARBOR(DR.EAMES), AND THE OWNER OF THE BERTSCHINGER LUMBER YARD. THIS IS A RARE OPPORTUNITY TO OWN RETAIL SPACE WITH IT'S OWN PRIVATE PARKING LOT IN THE HEART OF A VILLAGE IN NORTHERN DOOR COUNTY.

LIST DATE: IDX: Yes CONTINGENCIES: No DISPLAY ON INTERNET: Yes DISPLAY ADDRESS: Yes
VALUE RANGE PRICING: No LIMITED SERVICE: No SHORT SALE: No
COMM S/B: 2.1 COMM B/B: 2.1 VARIABLE: No EXCEPTIONS: No

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Listing Agent: James Sarkis (#:85)
Agent Email: jim@sarkisrealty.com **Contact #:** (920) 868-3918 ext. Office