

MLS #: C118875A (Active) List Price: \$199,900

7821 Horseshoe Bay Rd Egg Harbor, WI 54209



ORIGINAL LIST PRICE: \$249,900
BUSINESS DESCRIPTION: Retail
APX YEAR BUILT: 1988
WATERFRONT ?: No
PARKING: Street Parking

DAYS ON MARKET: 216
MLS AREA: 07-Egg Harbor
SCHOOL DISTRICT: Gibraltar
COUNTY: Door
TYPE: Condo
CLASS: Commercial
ASSOCIATION FEE INCLUDES: Common Area, Exterior Maintenance, Garbage Service, Insurance

TAX PARCEL #: 118380002

TAX AMOUNT: 1223.89

TAX YEAR: 2010

APX LOT SIZE: 45 X 90

APX ACREAGE: 0

APX SHORE FOOTAGE: 0

SHORE EASEMENT: No

APX ROAD FRONTAGE: 45

ZONING: Not Zoned

SOURCE SQFT: Owner

PERSONAL PROPERTY: No

LEASE: No

BUSINESS: No

REAL ESTATE: Yes

BUSINESS AND REAL ESTATE: Yes

INVENTORY: Yes

BUSINESS NAME: THE CHOCOLATE CHICKEN

	Building Description:	Dimensions:	Apx Total SqFt:	Apx Warehouse SqFt:	Apx Office SqFt:	Apx Manufacturing SqFt:	Apx Retail SqFt:	Apx Building Age:
Primary Building:	retail space		971	0	0	0	0	0
Building #2:			0	0	0	0	0	0
Building #3:			0	0	0	0	0	0

DOCUMENTS ON FILE: Cash Flow Analysis

SHOWING INSTRUCTIONS: Appointment Only

POSSESSION: Immediate, Call Office

OWNER'S LEGAL NAME: WILSON

CONSTRUCTION: Block, Concrete

EXTERIOR FEATURES: Sidewalks

EXTERIOR: Other-See Remarks

LOT DESCRIPTION: Bay Water View

BASEMENT/SUBSTRUCTURE: Block Foundation, Full Basement,

ACCESS: County Road, State Highway

Outside Entrance Only

INTERIOR FEATURES: Restroom/Lavatory-Common Area

COOLING: Central

FLOORS: Wood

WATER/SEWER: Public Water, Public Sewer

UTILITIES PAID BY OWNER: Electric, Garbage, Gas, Sewer, Water

UTILITIES PAID BY TENANT: None

DIRECTIONS: Downtown Village of Egg Harbor

REMARKS: Your opportunity to own a true Door County landmark. Highly successful, extremely well established & growing retail business featuring quality fudge and candy as well as Door County's best coffee. New hardwood floors and air conditioner. Real Estate included and all inventory & equipment included. Located next to the Village Park in the heart of Egg Harbor

LIST DATE: **IDX:** Yes **CONTINGENCIES:** No **DISPLAY ON INTERNET:** Yes **DISPLAY ADDRESS:** Yes

VALUE RANGE PRICING: No **LIMITED SERVICE:** No **DISTRESSED PROPERTY:** Not Applicable

COMM S/B: 2.1 **COMM B/B:** 2.1 **VARIABLE:** No **EXCEPTIONS:** No

ELECTRONIC CONSENT: No **ALLOW AVM:** No **ALLOW COMMENTS:** No

Office Name: Sarkis & Associates (#:26)

Listing Agent: James Sarkis (#:85)

Main: (920) 868-3918

Agent Email: jjm@sarkisrealty.com **Contact #:** (920) 868-3918 ext. Office

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