

Economic Development

1717 East Park Street
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www.two-rivers.org

click on Business

CLOSER TO PROFITS



Where Others See Barriers – We See Bridges

1616 Washington Street



Excellent location on busy
main downtown street

High traffic business with
long-term regular customer
base

Upper apartments create
\$10,800 in annual income

Perfect turnkey operation
available now

Two bar areas with
full kitchen

Property Information

Property size: Less than ½ acre

Building Size: 3,780 square feet

Year Constructed: 1900

Zoning: Business District

Type of Construction: Stucco/Slate

Stories: 2 with full basement

Gross Operating Income: \$135,000

Excellent location on main busy street in Two Rivers! High traffic area and many long term patrons. Business picks up even more during festivals. Kitchen offers lunches daily and has a great menu. High number of take out orders. Upper apartments bring in \$10,800 yearly. 2000 sq ft on first floor, 1824 upper sq ft. Many inclusions make this an excellent turn key opportunity!

Purchase Information

\$179,900 Available Immediately

Other Information Available on Page 2

*Diverse Site
and
Building
Options*

*Two
Industrial
Parks*

*Skilled,
Productive
Labor Force*

*Effective &
Flexible
Financing
Tools*

*Low
Business
Costs*

*Tax
Incentives*

*Great Place
to Live*

*Low Utility
Rates*

*Revolving
Loan Fund*

*Tax Credit
Program*

*Utility
Incentives*

CLOSER TO PROFITS

Revolving Loan Fund Technology Zone Development Zone Other Incentives



Type Commercial: Other
of Acres: Less than 1/2
Type Industrial: Other
Location: Business District
of Stories: 2
Proximity to HWY: 3-5 Miles
Road Frontage: High Visibility on Washington Street (Highway 42)
Exterior: Stucco/Slate
Roofing: Rubber
Avg Ceiling Height: 8'-10'
Truck Door Height: No Truck Door

Heating/Cooling: Natural Gas; Hot Water/Steam

Water/Waste: Municipal Water; Municipal Sewer

Municipality: Two Rivers

Miscellaneous: Security Equipment; Roof Sign; Fixtures; Furniture; Compressor; License Included; Rest Rooms; Inventory Included; Inside Storage; Living Space Avail.; Other

Occupied: Not Vacant

Basement: Full

Expenses Include: Other

Documents: Seller Condition

Estimated Age: Over 100 Years

Occupancy: Immediate

Hartfiel Realty
920-627-1529

Or contact the Two Rivers Economic Development Department for information about this and other properties in Two Rivers. We offer attractive incentive packages and can assist you in developing ideas to best suit your business.

