

phone: **920.432.1166**

fax: **920.432.5456**

toll free: **800.366.5169**

## Commercial Listing

**Listing # C1764**

**1816 Washington St.  
Two Rivers, WI 54241**

**Price: \$339,000**

**Terms: Cash at Closing**

*Information contained herein has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, to the accuracy of the information. References to age, square footage and/or financial information may be approximate. Buyer must verify the information and bear all risk for any inaccuracies.*

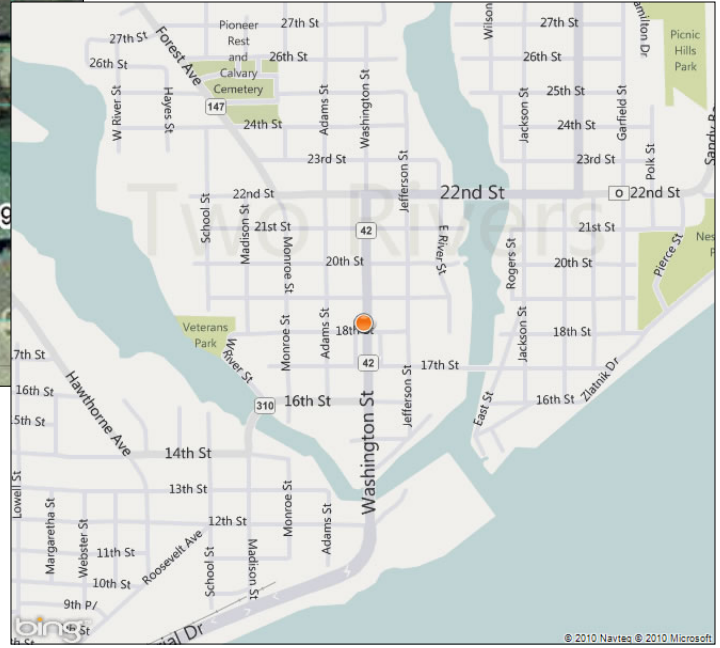


### Local Landmark Available

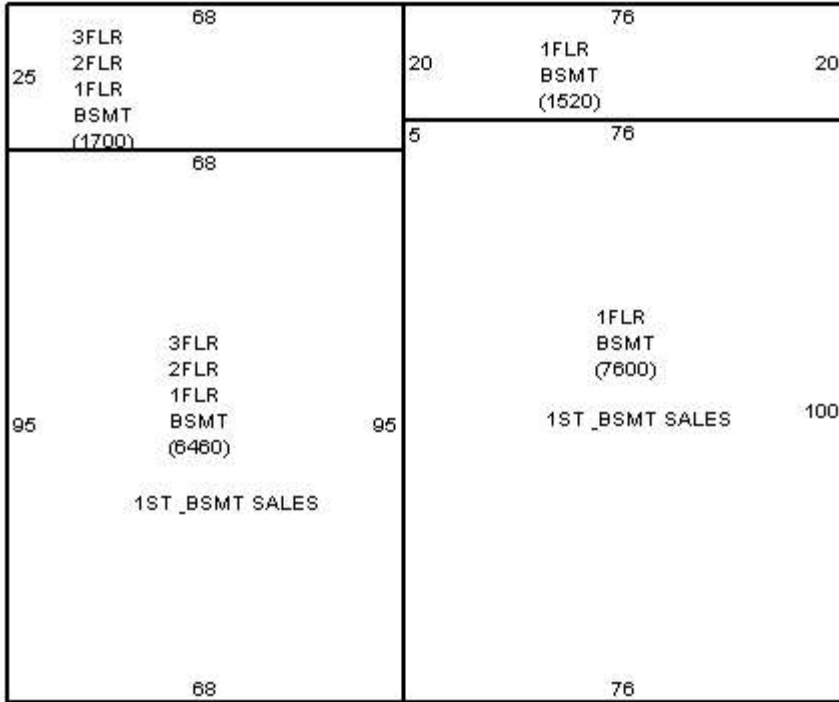
Vacant building for sale in the heart of downtown Two Rivers. This 50,880-square foot former department store was built in 1922 with the northern half added in 1984. The building is in excellent condition on busy, main street. Business-1 zoning allows the property to be used for a multitude of purposes, excluding industrial. The building could easily be divided into two separate spaces with existing mechanicals. There is a freight elevator that serves all four floors and the building is handicap accessible to all floors.

This property is eligible for Development Zone and Technology Zone incentives plus Two Rivers' Revolving Loan Fund.

**Contact: Bob Wolter or Tom Alberts  
Commercial Real Estate Brokerage Division**



**Building Floor Plan**



**Square Footage by Floor**

	<u>Basement</u>	<u>1<sup>st</sup> Floor</u>	<u>2<sup>nd</sup> Floor</u>	<u>3<sup>rd</sup> Floor</u>	<u>Total</u>
	1,700	1,700	1,700	1,700	
	1,520	1520	-	-	
	6,460	6,460	6,460	6,460	
	<u>7,600</u>	<u>7,600</u>	-	-	
<b>Total</b>	<b>17,280</b>	<b>17,280</b>	<b>8,160</b>	<b>8,160</b>	<b>50,880</b>

**Building Specifics**

Property Size: 150' X 120' (.41 acres) +/-  
 Building Sizes: 50,880 sq. ft. +/-  
 Year Constructed: Built circa 1922; Remodeled 1984  
 Zoning: Business 1  
 Type of Construction: Masonry  
 Insulation: Amount: 1½" foam over interior block walls  
 Amount: 2" Fesco Foam on roof  
 Type: Rigid Styrofoam insulation  
 Clear Heights: 13' first floor  
 9' lower area  
 Column Spacing: 30' x 30'  
 Floor Type/Thickness: Poured concrete  
 Fire Protection: Yes - wet  
 Water Lateral/Main: 6" water lateral connected to a 12" water main  
 Sewer Lateral/Main: 6" sewer lateral connected to a 10" sewer main  
 Gas: 2" with 50# of pressure  
 Electricity: 400 Amps  
 120 Volts  
 Single Phase  
 Elevator is operated by 220 Volt, 3 phase power  
 Lighting Type: Florescent  
 Heating: Gas forced air  
 Fuel Type: Natural gas  
 Air Conditioning: Central  
 Truck Docks/Overhead Doors: 1 dock  
 Parking: Adjacent parking lot owned by Allan Evanoff  
 Rent would be \$100/mo plus maintenance costs  
 # of Cars: 20 cars  
 Any Other Building Amenities: Traffic count of 10,800 ADT

## **INCENTIVES**

### **TAX INCREMENTAL FINANCING**

The City of Two Rivers has used Tax Incremental Financing (TIF), in the past, as a catalyst for business development. TIF utilizes the increase in tax base to finance “public related” improvements. For more information go to: <http://www.tworiverseconomicdevelopment.org/tif.htm>.

### **TWO RIVERS ECONOMIC DEVELOPMENT LOAN PROGRAM**

The City of Two Rivers loans up to **\$500,000** at initial interest rates of 3% to maximum of Prime (now 3.25%) based upon job creation of 1 FTE per \$20,000 of City of Two Rivers loan, with a minimum capital contribution of \$2 for every \$1 from the City. Assistance from the City of Two Rivers is available for both compiling the application for funds and arranging a meeting with a local lender.

### **NEW CONSTRUCTION DESIGN ASSISTANCE through WPPI Energy, a regional power company**

Two Rivers Water & Light has several programs for commercial and industrial customers to help save money through improved energy efficiency. Whether you’re upgrading equipment, renovating your facility, thinking about expanding or simply looking to reduce your energy costs, give them a call at (920) 793-5559.

- **Efficiency Improvement Incentive** - Enhance energy efficiency, improve your bottom line.
- **New Construction Program** - Works with building owners, developers, design professionals and construction contractors to deliver a high performance building.
- **RFP for Energy Efficiency** - Up to \$250,000 in incentives in each bidding cycle. The RFP seeks large efficiency projects from large commercial and industrial customers.
- **Backup Generator Program** - Cost-effective solutions to your electric reliability needs. Through WPPI, this program can install, own, operate and service a backup generator at your business.

### **INDUSTRIAL REVENUE BONDS**

The City of Two Rivers is willing to issue Industrial Revenue Bonds to assist in the project. There are two initial requirements of the Industrial Revenue Bond:

1. The City passes a “comfort resolution.”
2. Your company provides an approximate cost of attorney’s fees.

### **ECONOMIC DEVELOPMENT TAX CREDITS**

The State of Wisconsin has pooled five tax credit programs to create one State Tax Credit program for expanding businesses. Refer to the website: <http://www.commerce.state.wi.us/BD/BD-ETC.html>. The State Tax Credit program offers tax credits from \$3,000 per full time employee (FTE) hired to \$8,000 per FTE hired (must qualify as being laid off or be disadvantaged). Assistance from the City of Two Rivers is available for compiling the application for these tax credits along with other financial incentives.

### **OTHER ECONOMIC ASSISTANCE**

The City of Two Rivers will also apply for Customized Labor Training Grants (CLT) or possibly a Community Development Block Grant program for Economic Development, which will benefit the company by providing additional government financing for your client without the outlay of money.

For more information on any of the above contact Dan Pawlitzke with the City of Two Rivers at (920) 793-5564.

**DISCLOSURE OF REAL ESTATE AGENCY - C**

1 THIS DISCLOSURE IS BEING PROVIDED BY Creative Business Brokers dba Creative Business Services and  
2 Bob Wolter or Tom Alberts Firm Name ▲  
3 Sales Associate ▲ WHO ARE WORKING AS:  Owner's Agent  Buyer's/Tenant's Agent  
4

5 Wisconsin Statute § 452.135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties,  
6 the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party(ies) the broker represents, before  
7 providing brokerage services to a party. This form is being provided to comply with that requirement.

**DUTIES TO ALL PARTIES**

8 Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a transaction (including  
9 both clients and customers), a broker shall do all of the following:

- 10 (a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.
- 11 (b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.
- 12 (c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through  
13 reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.
- 14 (d) Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a  
15 reasonable party would want to be kept confidential, unless the information must be disclosed under (c) or Wis. Stats. sec. 452.23  
16 (information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party  
17 whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information.  
18 A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing  
19 brokerage services to the party.
- 20 (e) Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a  
21 reasonable time of the party's request, unless disclosure of the information is prohibited by law.
- 22 (f) Account for all property coming into the possession of a broker that belongs to any party within a reasonable time of receiving the property.
- 23 (g) When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the advantages  
24 and disadvantages of the proposals.

**DUTIES TO A CLIENT**

25 Wisconsin Statute section 452.133(2) states that in addition to his or her duties under lines 8 to 24, a broker providing  
26 brokerage services to his or her client shall do all of the following:

- 27 (a) Loyal represent the client's interests by placing the client's interests ahead of the interests of any other party, unless loyalty to a client  
28 violates the broker's duties under lines 8 to 24 or Wis. Stats. sec. 452.137(2) (duties to all clients in multiple representation situations).
- 29 (b) Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client or  
30 discoverable by the client through reasonably vigilant observation, except for confidential information (see lines 14 to 19) and other  
31 information, the disclosure of which is prohibited by law.
- 32 (c) Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement,  
33 that are not inconsistent with another duty that the broker has under this chapter or any other law.

**CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS**

35 A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND  
36 OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT  
37 CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW (SEE LINES 14 TO 19). THE FOLLOWING  
38 INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 39 1) MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES.
- 40 2) ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
41 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

42 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT  
43 INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION" AT A LATER TIME, YOU MAY ALSO PROVIDE  
44 THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

45 IF YOU WISH TO IDENTIFY SPECIFIC INFORMATION AS CONFIDENTIAL PLEASE COMPLETE THE "CONFIDENTIAL INFORMATION"  
46 SECTION BELOW AND RETURN TO BROKER.

47 CONFIDENTIAL INFORMATION: \_\_\_\_\_  
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Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

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Drafted by: Attorney Richard J. Staff  
No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.