

LIST PRICE: \$530,000.

42 & 44 S 2nd Ave., Sturgeon Bay, WI. 54235



Business Description: Office/commercial. Located in Central Business District. **Class:** commercial
Type: Mixed Use; with ability to zone as residential.

APX Year Built: 1850. **Total Rehab:** 2001
Parking: 11-25 spaces, Parking Lot
MLS Area: 11- Sturgeon Bay E

Association Fee: None
Tax Parcel #: 2811085050901
Apx Lot Size: 100 x 215. **(Double Lot)**
Apx Acreage: 0.35
Zoning: C2: Commercial/Mixed Use;
Tax Amount: \$5949.41. **Tax Year:** 2021

Building Description: Office/Retail/Gallery

Sq Ft: 3200

Construction: Frame.

Exterior: Wood.

Basement/Substructure: Completely finished off, full basement, poured concrete foundation

Roof: Asphalt.

Heating: Forced Air, Natural Gas.

Cooling: Central

Water Heater: Gas.

Water/Sewer: Public Water, Public Sewer

Exterior Features: Sidewalks.

Access: City Street

Landscaping: Garden, Grass, Trees, Outdoor Lighting

Interior Features: 220 volt Electric, Handicap Features, Living Space Available, restroom/lavatories - Three+, Smoke/Fire Alarm, Storage.

Floors: Carpet, Vinyl, Wood

Utilities Paid By Owner: Electric, Gas, Sewer, Water

Utilities Paid By Tenant: None

Direction: 2nd Ave to address

Located: in the Creative Art District

REMARKS: Heart of downtown Sturgeon Bay between the two downtown bridges, in the Creative Art District. Total rehab in 2001. The integrity of the old fashioned exterior has been maintained, while the interior hosts a contemporary open-floor design. Anyone who steps into this unusual and exceptionally beautiful building is always awed. Perfect for offices, retail, gallery, fine dining, and residential living space.

SOLD BY OWNER: Dr. Melissa Nelson

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