



**Property Type:** Comm/Industrial  
**Status:** Active  
**Taxes:** \$2,787.28  
**County:** Walworth  
**Seller Offers Concessions:**

**List Price:** \$33,000  
**Tax Key:** YOP 00224  
**For Sale/Lease:** For Lease Only  
**Est. Acreage:** 0.07  
**Tax Year:** 2023  
**Days On Market:** 31

**Est. Total Sq. Ft.:** 2,186  
**Flood Plain:** No  
**Occ. Permit Required:**  
**Zoning:** B-1

**Est. Year Built:** 1900  
**Year Established:**  
**Parking:** 0  
**Occupied:** N

**Bus/Com/Ind:** Business  
**Name of Business:**  
**Industrial Park Name:**  
**Lease Amount:** \$2,750 / 33000  
**Avg Rent/SqFt:** \$0

**Sched. Gross Income:** \$0  
**Gross Operating Inc:** \$0  
**Net Operating Income:** \$0  
**Total Operating Exp:** \$0  
**Vacancy Allowance:** \$

**Directions:** Building located on the south side of Elkhorn town square two doors east of the Sprague Theater.

<b>Type Commercial:</b>	Retail; Office(s); Recreation; Professional Service	<b>Heating/Cooling:</b>	Natural Gas; Central Air; Forced Air
<b>Location:</b>	Business District	<b>Water/Waste:</b>	Municipal Water; Municipal Sewer
<b># of Stories:</b>	1	<b>Municipality:</b>	City
<b>Proximity to HWY:</b>	1-3 Miles	<b>Miscellaneous:</b>	Fixtures; Rest Rooms; Inside Storage; Handicap Equipped
<b>Road Frontage:</b>	Town/City Road; High Visibility; Paved Road	<b>Occupied:</b>	Vacant
<b>Exterior:</b>	Brick	<b>Basement:</b>	Partial; Crawl Space
<b>Roofing:</b>	Composition; Rubber	<b>Expenses Include:</b>	None
<b>Avg Ceiling Height:</b>	11'-15'	<b>Documents:</b>	Seller Condition; Floor Plans
<b>Truck Door Height:</b>	No Truck Door	<b>Occupancy:</b>	Immediate

**Remarks:** This beautiful building has tons of charm and a fantastic location for your business. \$2750/month Rent + monthly CAM changes include all utilities, snow removal and property taxes. Located downtown Elkhorn, this all-brick building used to be the home to the Elkhorn Independent - a local newspaper and some of the historic equipment still in place. Beautiful wood floors, large windows and skylights bring warmth and character to this property. Zoned B-1, which allows retail, service and entertainment business options. Newer interior load-bearing wall, nice reception/studio/office/conference space, alley access for deliveries and dumpster access. Join the vibrant downtown Elkhorn business scene - holiday events, farmer's market and more!

**Listing Office:** Berkshire Hathaway Starck Real Estate: RWS1

**LO License #:** 937193-91

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing. Copyright 2024 by Multiple Listing Service, Inc. See [copyright notice](#).

Prepared by Berkshire Hathaway Starck Real Estate on Monday, October 28, 2024 12:12 PM.