

# Retail Property for Re-Development

1816 Washington St, Two Rivers, WI 54241



Presented By:  
Choice Commercial Real Estate, LLC



# Retail Property for Re-Development

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## Property Details

**Price: \$647,000**

- Heavy Daytime Foot Traffic
- Heavy Daytime Traffic as Washington St is State Highway 42
- 3 levels plus basement all sprinklered
- TIF Eligible for re-development per City of Two Rivers
- High Visibility High Traffic location

View the full listing here: <https://www.loopnet.com/Listing/1816-Washington-St-Two-Rivers-WI/31666625/>

Price:	\$647,000
Property Type:	Retail
Property Subtype:	Department Store
Building Class:	C
Sale Type:	Investment or Owner User
Lot Size:	0.41 AC
Gross Leasable Area:	50,880 SF
Sale Conditions:	Bulk/Portfolio Sale
No. Stories:	3
Year Built:	1922
Tenancy:	Single
Parking Ratio:	0.2/1,000 SF
Clear Ceiling Height:	15 FT
No. Dock-High Doors/Loading :	1
Zoning Description:	B-1

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## Location



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## Property Photos



Aerial Front View off Washington St



Aerial View corner Washington & 19th Sts

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## Property Photos



Aerial View of north and west side of the building



Aerial View looking toward Lake Michigan

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## Property Photos



Aerial View looking down Washington St



Main Level Retail Sales Floor

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## Property Photos



Upper Level Floor



Main Level Retail Area

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## Property Photos



Stairway from Lower level to main retail level



Sprinkler System on all levels



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Sprinkler System on all levels



Sprinkler system on all levels

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## Property Photos



Main Front View of the building

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