

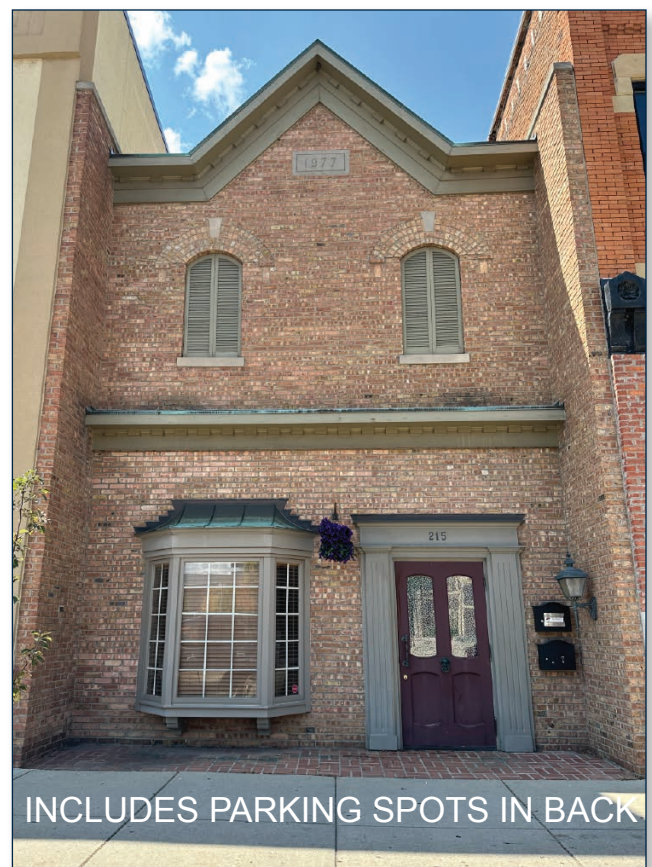
FOR SALE: Commercial / Mixed Use Retail Space

\$595,000

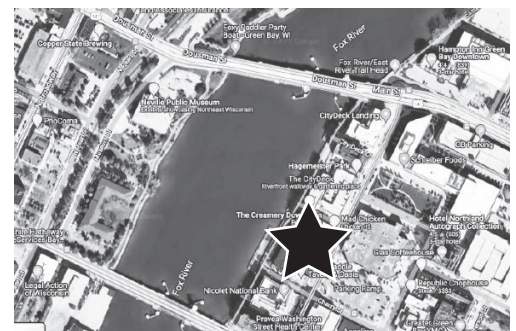
CONTACT: 215NorthWashington@gmail.com

215 N Washington St, Green Bay, WI, 54301

Prime downtown commercial / mixed use space for sale across street from the new 268-unit luxury development. Turn-key property featuring high-end finishes AND REAR PARKING. Currently used as a graphic design firm, past uses of this property include both retail stores & professional firms. Great passive income investment, recent tenants leased building for \$18.5/SF/Year, \$2,720 monthly.



Building Size:	1,764 SF**
Year Built:	1977**
Building Height:	1 Story**
Land Acres	0.06 AC**
New Rooftop HVAC	2014**
Building Class	B**
Parking	Yes / Two



© Google Maps

* Current zoning codes and parcel information for this property is shared upon the best of our knowledge and our understanding from when we acquired the property, but it is the responsibility of the purchaser to confirm planned use is allowed with property/zoning dept with City. The purchaser should confirm & verify on their own, based on intentions for use.

** Property specifications above are based on previous realtor's listing from when we purchased the property, and are shared on good faith with future buyers, as we understand them to be true & accurate from previous seller's marketing materials.(Purchaser to confirm & verify on their own / since we simply reused content taken from previous prop' owners sources.)

continued from previous page...

CONTACT: 215NorthWashington@gmail.com

215 N Washington St, Green Bay, WI, 54301

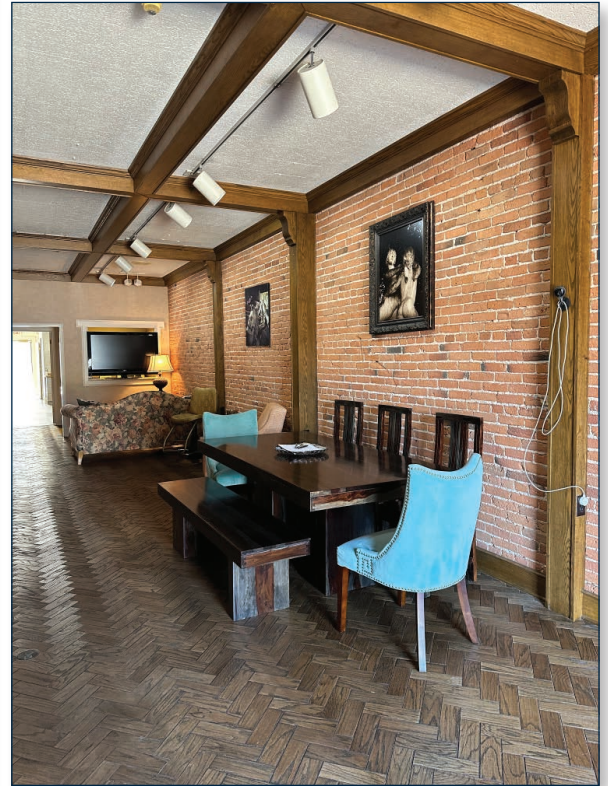
Large open spaces for retail store, bar/café, professional offices, massage/salon, creative space, etc. Open floor plan that also includes several individual areas, conf. rooms, meeting spaces and more. 2 restrooms. Kitchenette. Lots of storage. And 2 parking stalls.



continued from previous page...

CONTACT: 215NorthWashington@gmail.com

215 N Washington St, Green Bay, WI, 54301



continued from previous page...

CONTACT: 215NorthWashington@gmail.com

215 N Washington St, Green Bay, WI, 54301



continued from previous page...

CONTACT: 215NorthWashington@gmail.com

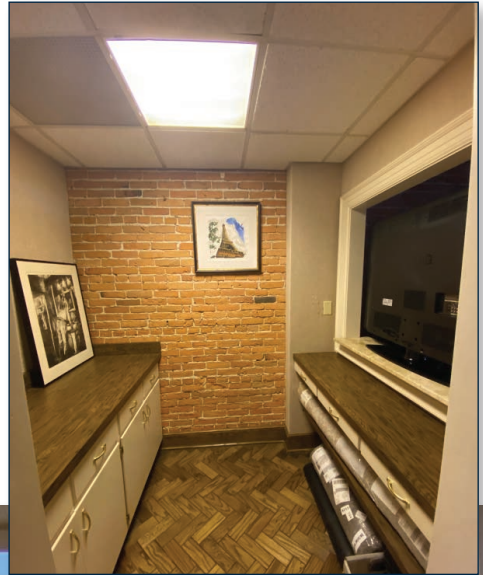
215 N Washington St, Green Bay, WI, 54301



continued from previous page...

CONTACT: 215NorthWashington@gmail.com

215 N Washington St, Green Bay, WI, 54301



continued from previous page...

CONTACT: 215NorthWashington@gmail.com

215 N Washington St, Green Bay, WI, 54301

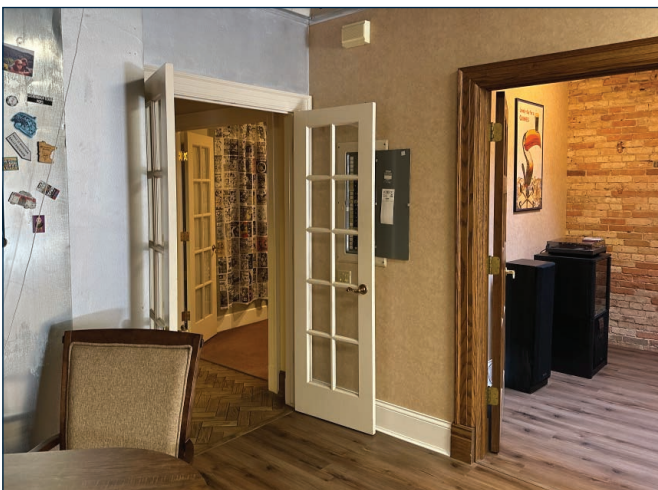


continued from previous page...

CONTACT: 215NorthWashington@gmail.com

215 N Washington St, Green Bay, WI, 54301

Building is separated with french doors into 2 halves. Front could be set up as common/public space and back half can be closed off for private 'living' space OR the full building can be used as shared common/retail/office space. There are several multi-use rooms in back-half of property.



continued from previous page...

CONTACT: 215NorthWashington@gmail.com

215 N Washington St, Green Bay, WI, 54301

Kitchenette / dining space / more meeting space. Two restrooms.



continued from previous page...

CONTACT: 215NorthWashington@gmail.com

215 N Washington St, Green Bay, WI, 54301

Two dedicated private parking stalls at rear entrance. Pipes / sewer work / concrete updated 2024.*
Potential to add upstairs indoor/outdoor space in future (roof protected from front and both sides).



* Pipe / sewer work completed with licensed commercial plumbers, all permits and inspections on file with City of Green Bay, 2024.