

Commercial
50311084584 W JOHNSON Street Suite #
Active-No Offer FOND DU LAC , WICity of Fond du Lac
54935List Price \$1,050,000
Lease Price per SqFt.

584 W Johnson St

Type For Sale Real Estate
 Listed in Addtl CM Type
 Primary Listing Number
 County Fond du Lac
 Tax Municipal Sub-Area Northwest Fond du Lac
 School-District Fond du Lac
 Tax Net Amt \$17,296.00
 Tax Year 2024
 Tax ID FDL-15-17-09-42-253-00
 Assessments Total
 Assessment Year
 Special Assessments
 Age Est (Pre2017)
 Year Built Est 2003
 Source-Year Built Assessor/Public Rec

Income Producing Farm No
 Deeded Access No
 Restrictive Covenant(s) No
 Flood Plain No
 Industrial Park Name
 Business/Trade Name Gino's Italian Restaurant
 Total Units in Bldg 5
 Total # of Buildings 1
 Zoning C-2 General
 Net Leasable SQFT Business Dist
 CAM Annual Expense
 Utility Annual Expense
 Insur Ann
 NNN Annual Expense
 Fin Avail



| Description | Data | Data Source | Description | Data | Data Source | Description | Data |
|---------------------|------|------------------------|------------------------|-------|------------------------|---------------------------|------|
| Acres Est | 0.65 | Assessor/Public Record | Building SQFT | 5,570 | Assessor/Public Record | Est Warehouse Ceiling Hgt | |
| Lot Dimensions Est | | | Est Warehouse SQFT | | | Est Office Ceiling Hgt | |
| Lot SQFT Est | | | Est Office SQFT | 100 | | Est Manufact Ceiling Hgt | |
| | | | Est Manufacturing SQFT | | | Est Resident Ceiling Hgt | |
| Water Frontage | No | | Est Resident SQFT | | | Est Showroom Ceiling Hgt | |
| Water Body Name | | | Est Showroom SQFT | | | Est Retail Ceiling Hgt | |
| Water Type | | | Est Retail SQFT | | | | |
| Est Water Frontage | | | Door 1 Size | | Loading Dock 1 | Ceiling Height Min | |
| # Public Restrooms | 2 | Amps/Phase 3-Phase | Door 2 Size | | Loading Dock 2 | Ceiling Height Max | |
| # Private Restrooms | 1 | Parking 50 | Door 3 Size | | Loading Dock 3 | | |
| # Seating Capacity | 58 | OverHdDr | Door 4 Size | | Loading Dock 4 | | |
| | | | Door 5 Size | | Loading Dock 5 | | |

Directions Hwy 41 to Johnson Street, East to address.

Remarks This Turn Key Italian Restaurant has had over 20 years of success and is ready for You to take over! Its been a staple in the Fond du Lac area allowing its loyal customers to experience the unique taste of authentic Italian cuisine & indulge in authentic Italian food without breaking the bank. From sauces to dough, everything is made from scratch. Its in a fantastic, highly visible location with plenty of parking. Built in 2003, the building has great curb appeal & has been very well maintained. It includes Everything you need to continue this successful legacy or start a new one. Call now to take advantage of this great opportunity that's priced to sell!

Inclusions All Interest in Gino's Restaurant Business, All Kitchen Equipment, Furniture, Etc.**Exclusions** Seller's Personal Property, Leased Dishwasher.**COMMERCIAL TYPE** Restaurant**LOCATION** Business District, Free Standing, Highway Nearby, Near Public Transport, Shopping Center**EXTERIOR MAIN BUILDING** Block, Brick, Concrete, Glass, Stone**FOUNDATION** Block, Poured Concrete, Slab**LOWER LEVEL** Partial Basement**HEATING FUEL TYPE** Natural Gas**HEATING/COOLING** Air Makeup Unit, Central A/C, Forced Air, Multiple Units, Zoned Heating**WATER** Municipal Public Water**WASTE** Municipal Sewer**SALE INCLUDES** Business Name, Equipment, Furniture, Inventory, Machinery, Real Estate**LICENSES** Beer, Food, Liquor, Wine**BUILDING PARKING** Onsite Parking, Paved**MISC EXTERIOR/INTERIOR** 220 Volts**Prepared by:**Jason Zellner
Zellner Real Estate
485 S Military Rd, Ste 7jason@zellner.realestate
CELL: 920-960-3898
Office: 920-960-3898
42280
105064

Fond du Lac WI 54935-

Listed by: 42280 105064 Zellner Real Estate
Co-Listed by:
Sold By:Days On Market 8
Electronic Consent Yes
Licensee Int/Broker Own NoSelling Price
Close Date
Type Of Sale
Financing Type
Seller Allowance Amount
CloseInfo
Buyer Inducements
Misc Closed Info 2
BrkErn\$ Yes
Ern\$Name

Farm Specific Data

| | | | | |
|---------------|------------|---------------------------|---------------------------|----------------|
| Barn | Main Barn | Est Acreage-Total Farm | FSA Aerial Map in Docs | |
| Outbuilding 1 | Outbld1Des | Est Perm Pasture Acres | Soil Map in Assoc Docs | |
| Outbuilding 2 | Outbld2Des | Est Wooded Acres | FarmlndPresv/WdIndTaxCred | |
| Outbuilding 3 | Outbld3Des | Est Tillable Acres | | |
| Outbuilding 4 | Outbld4Des | Est Wetland Acres | Primary Section # | |
| Outbuilding 5 | Outbld5Des | Corn Base Acres (Yield) | | |
| Outbuilding 6 | Outbld6Des | Soybean Base Acre (Yield) | | |
| Outbuilding 7 | Outbld7Des | CRP-Acres | CRP-Expiration | CRP-Payment |
| Outbuilding 8 | Outbld8Des | CREP-Acres | CREP-Expiration | CREP-Payment |
| | | Est Rented Acres | Rented-Expiration | Rented-Payment |

Misc Farm Details

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