



Property Type: Comm/Industrial
Status: Active
Taxes: \$2,994.33
County: Walworth
Seller Offers Concessions:

List Price: \$380,000
Tax Key: H LG1500011
For Sale/Lease: For Sale Only
Est. Acreage: 0.71
Tax Year: 2023
Days On Market: 139

Est. Total Sq. Ft.: 2,660
Flood Plain: No
Occ. Permit Required:
Zoning: B-2

Est. Year Built: 1890
Year Established:
Parking: 10
Occupied: Y

Bus/Com/Ind: Business
Name of Business:
Industrial Park Name:
Lease Amount: \$ /
Avg Rent/SqFt: \$0

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

Directions: Property is located at the intersection of Highway 12 and H.

Type Commercial: Retail	Heating/Cooling: Natural Gas; Central Air; Forced Air
Location: Corner; Free Standing	Water/Waste: Private Well; Holding Tank
# of Stories: 2	Municipality: Town
Proximity to HWY: 0-1 Miles	Miscellaneous: Living Space Avail.
Road Frontage: Town/City Road; State Road; High Visibility	Occupied: Vacant
Exterior: Brick; Wood; Asbestos/Asphalt	Basement: Partial; Walk Out/Outer Door
Roofing: Composition	Expenses Include: Other
Avg Ceiling Height: 8'-10'	Documents: Seller Condition; Other
Truck Door Height: No Truck Door	Occupancy: Immediate

Remarks: Don't miss this unique property with endless possibilities. Located at the bustling corner of Hwy 12 & Cty H, this space offers unparalleled visibility. It features ample retail space & a 1+ bedroom, 1-bathroom living area, ideal for rental income & a 24' x 40' pole barn with a cement floor, perfect for storage or business. The large deck & patio provide generous outdoor space, while the parking area ensures customer convenience. Uniquely, this property includes a liquor license. Just 1.5 miles from the John Muir & Nordic Trailheads, this location is a hub for outdoor enthusiasts. The property can be purchased with the lot across the street (Parcel: H LG1600016, 0.3350 acres) for \$430,000 or separately for \$50,000.

Inclusions: Appliances:

Exclusions: Owners' personal possessions

Listing Office: Southwick Group Real Estate: south

LO License #:

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 Ally Madden on Friday, December 06, 2024 8:22 AM.

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1st_floor_w8496_county_highway_h_whitewa



FLOOR 1

2nd floor_w8496_county_highway_h_whitewa



FLOOR 2

First Floor



First Floor

Second Floor



Second Floor

Floor Plans



Floor Plans

Back deck and patio



Back deck and patio

IMG_5577

IMG_5463



Back patio

IMG_5570



Customer entry way

IMG_5563



Seating area

IMG_5619



Seating area



Seating area

IMG_5549



New windows

IMG_5556



IMG_5605



IMG_5597



Kitchen

IMG_5583



IMG_5611



IMG_5631



IMG_5625



Bathroom Accessible from inside shop, off kitchen/seating area

IMG_5540



work room, previously used as bike repair area

accessory barn

IMG_5711



Bathroom accessible from outside

accessory barn



accessory barn



accessory barn

IMG 5704



Accessory barn
Entry from Stairs

Stairway Private Entry to Upstairs



Stairway Private Entry to Upstairs
Kitchen



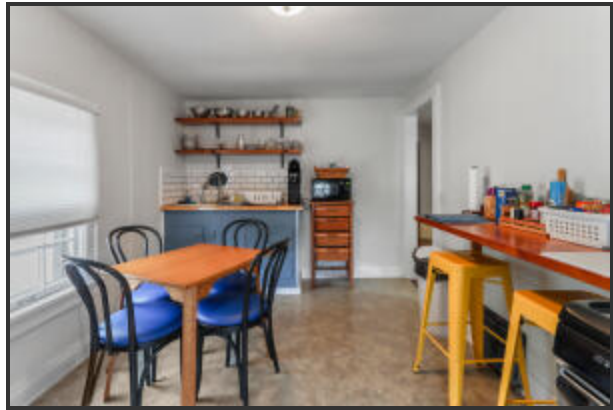
Entry from Stairs
Kitchen



Kitchen
Kitchen



Kitchen



Kitchen

Primary Bedroom



Primary Bedroom

Upstairs Bathroom



Upstairs Bathroom

W6098 HWY 12 GIS MAPPING PHOTO



GIS MAP PHOTO

Primary Bedroom



Primary Bedroom

2nd bedroom, no closet



2nd bedroom, no closet

IMG_5526

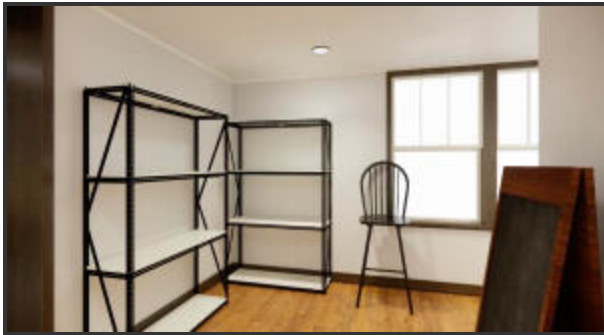


Optional Parcel for sale



optional parcel for sale

3D VIRTUAL RENDERING



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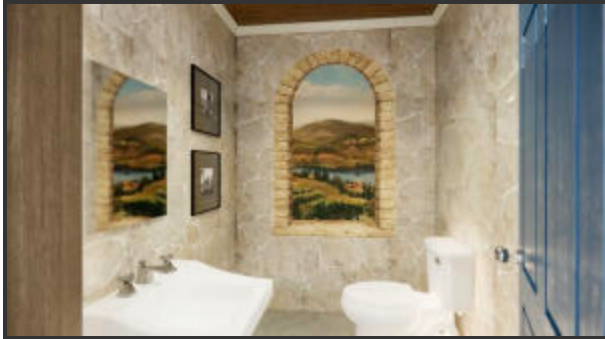


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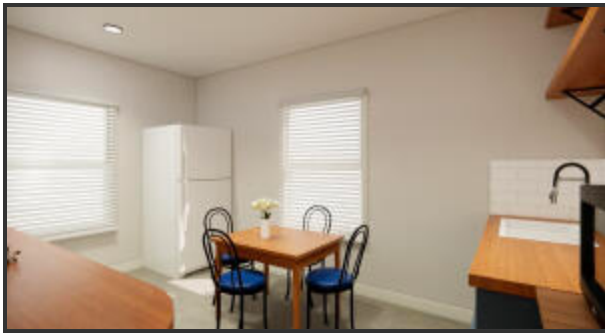
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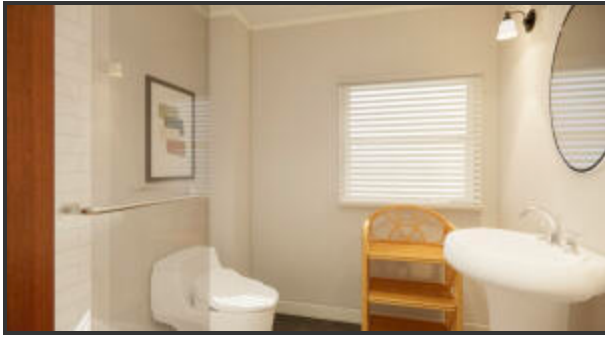
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