

FOR SALE - 30,755 SQ. FT. COMMERCIAL BUILDING

The Historic Barden Building
622-628 58th Street Kenosha, WI 53140



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Contact: Robert Elbrecht
800.828.7723
sales@tristaterealty.com

Commercial & Industrial Real Estate
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HISTORIC DOWNTOWN
58 TH ST

Above information is subject to verification and no liability for errors or omissions is assumed. Prices subject to change and listing may be withdrawn without notice.

FOR SALE - 30,755 SQ. FT. COMMERCIAL BUILDING

The Historic Barden Building
622-628 58th Street Kenosha, WI 53140



The Historic Barden Building at 622-628 58th Street in Kenosha, Wisconsin presents a compelling investor or user/investor opportunity in downtown Kenosha's revitalized and evolving Kenosha Harbor District. This 30,755 sq. ft. two-story masonry structure, originally built in 1910 as a prominent department store and fully renovated in 2019-2020, combines preserved architectural charm with modern infrastructure. Priced under replacement cost at \$2,995,000 (\$97/sq. ft.), this property offers upside potential for an investor or subsidized income for a owner/user seeking a location in downtown Kenosha; which is part of the dynamic regional growth occurring between Milwaukee and Chicago.

- Prime corner location at the northeast corner of 58th Street and 7th Avenue. Complete building renovation from 2019-2020.
- Unit 628 is leased to Public Brewing Company producing income
- Unit 622 (11,822 SF) is vacant and available for an investor to lease for additional income or for a user/investor to occupy and subsidize carrying costs.
- NOTE: Building SF does not include storage and common areas of approximately 2,000 SF

The Historic Barden Building is one of Kenosha's many historic structures, and is listed on the National and State Registers of Historic Places. Own a piece of Kenosha's history in a vibrant downtown cultural center full of energy, new development and urban renaissance.

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AERIAL PHOTO OF KENOSHA DOWNTOWN AND HARBOR DISTRICTS

The Historic Barden Building
622-628 58th Street Kenosha, WI 53140



Historic Barden Building: Market Summary

Prime User/Investor Opportunity in Kenosha Harbor District

622-628 58th Street | 30,755 sq. ft. | \$2,995,000 (\$97/sq. ft.)



Location Advantage

Heart of downtown Kenosha's lakefront renaissance—walkable to beaches, museums, dining, parks, and events. Benefits from \$450M+ Harbor District redevelopment: 1,000+ new residences, 300K+ sq. ft. office, 50K+ sq. ft. retail/food hall, hotel, and parks. First phase (The Karrick: 158 units) opens January 2026, adding residents and foot traffic, all in the area of the Historic Barden Building.

Market Strength

- Tourism impact: \$456M (2024 record)
- Regional investment: \$4.8B+, 3,000+ jobs
- Low retail vacancy - great investment opportunity

Kenosha is ideally located in a growing market between Chicago and Milwaukee with strong appreciation potential.

Demographics By Radius (2024 Estimates)

Metric	Estimated Population	Households	Median Household Income	Median Age
1 Mile	13,023	5,355	\$37,292	38
3 Miles	71,794	28,369	\$58, 376	39
5 Miles	104,620	41,991	\$64, 424	40

Source: ESRI (2024)

FOR SALE - 30,755 SQ. FT. COMMERCIAL BUILDING

The Historic Barden Building

622-628 58th Street Kenosha, WI 53140

Available:	11,822 Sq. Ft. (Unit 622)
Building Size:	30,755 Sq. Ft. Two Story Building
Site Area:	.25 Acres Corner Lot at the SWC of 58th Street and 7th Avenue
Description:	Masonry Construction
Year Built:	1910 and Completely Renovated in 2020
Features:	Sprinkler System
Parking:	Street Parking and Parking Garage at 56 th Street
Zoning:	B-3 Central Business District in the City of Kenosha
Signage:	58 th Street and 7 th Avenue
Sale Price:	\$2,995,000 (\$97 Per Sq. Ft.)
Real Estate Taxes:	\$1.60 Per Sq. Ft. (2024 Actual)
Operating Expenses:	\$.95 Per Sq. Ft. (Budget)
Remarks:	The Historic Barden Building Was Built in 1910 And Completely Renovated 2019-2020. Building In Excellent Condition. Great User/Investor Or Investor Opportunity. Unit 622 Can Be Occupied By User/Investor Or Leased To Third Party For Additional Income. Unit 628 Leased To Public Brewing Company. Prime Location In The Historic District In Downtown Kenosha. Five Blocks to Southport Marina, Parks, Beaches, Museums and Cultural Points of Interest. Restaurants, Bars, Hotels and Businesses Serving An Expanding Area Of Hundreds of New Residential Townhomes, Condos Apartments And Mixed-Use Developments.



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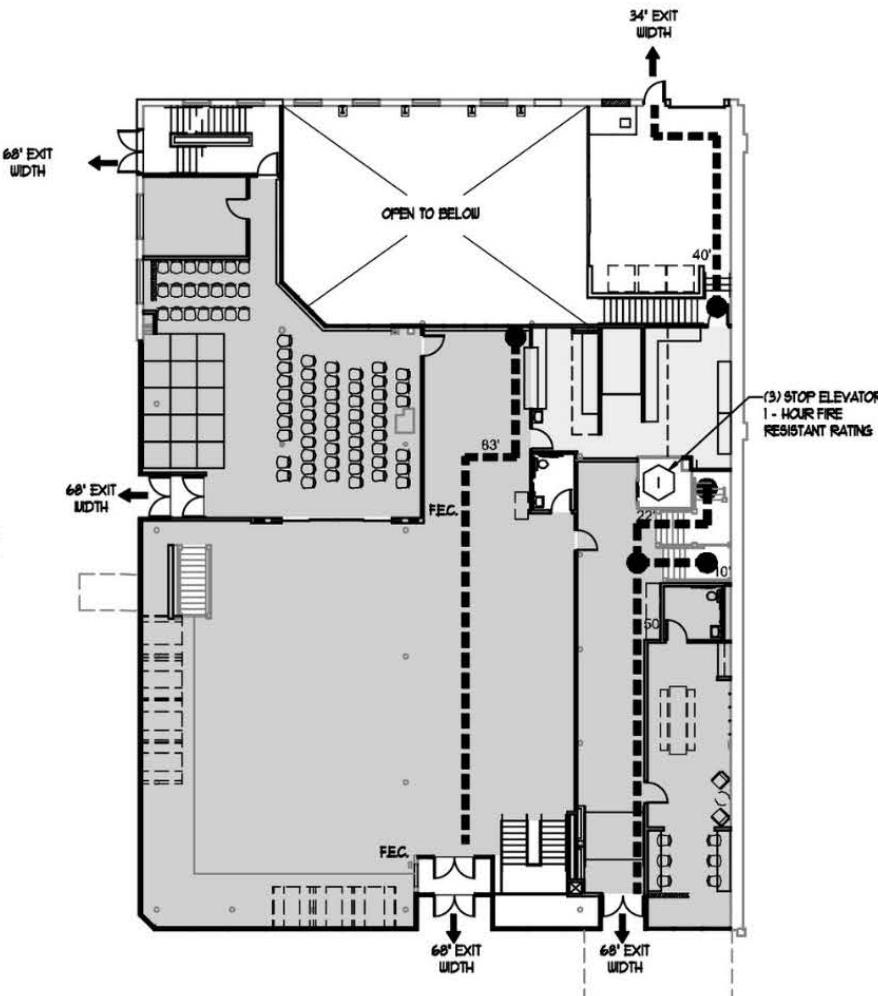
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FLOOR PLAN - FIRST FLOOR

The Historic Barden Building

622-628 58th Street Kenosha, WI 53140



2 FIRST FLOOR PLAN
A01 1/16" = 1'-0"



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600 ft = Second Street

Suite 229

Kenosha, WI 53142

Ph: (262)652-2800

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THE BARDEN BUILDING RENOVATION
622-628 58th Street Kenosha, WI

CODE REVIEW INFORMATION

✓	05124200 - COORDINATION MODIFICATIONS
✓	05124200 - PERM FOR CONSTRUCTION

APPLICABLE CODES:

BUILDING CODE: 2016 IBC, IMC, IFGC & IBC AS AMENDED BY CHAPTERS 381-386 PER SPS 01,05

INTERNATIONAL EXISTING BUILDING CODE - 2015

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

SECTION 303.3 ASSEMBLY GROUP A-2

SECTION 306.1 LOW-HAZARD FACTORY INDUSTRIAL, GROUP F-2

PUBLIC CRAFT BREWING COMPANY IS A BAR, EVENT HALL, AND BREWING OPERATION OCCUPYING THE BASEMENT AND

FIRST FLOOR.

SECTION 306.2 OCCUPANCY GROUP A - TYPE VB

LIMITED TO 65'0" IN HEIGHT

LIMITED TO 2 STORES

OCCUPANCY GROUP F - TYPE VB

LIMITED TO 65'0" IN HEIGHT

LIMITED TO 3 STORES

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE*

TABLE 504.4 ALLOWABLE NUMBER OF STOREYS ABOVE GRADE

OCCUPANCY GROUP A - TYPE VB

LIMITED TO 65'0" IN HEIGHT

LIMITED TO 2 STORES

OCCUPANCY GROUP F - TYPE VB

LIMITED TO 65'0" IN HEIGHT

LIMITED TO 3 STORES

CHAPTER 6: TYPES OF CONSTRUCTION

SECTION 602.2 TYPE VB*

TYPE VB CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS.

TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET

A2, TYPE VB, SM = 16,000 SF

CHAPTER 10: MEANS OF EGRESS

BARDEN'S BUILDING:

EXISTING SECOND FLOOR: 10,630 SF
ASSEMBLY (15 NET): 5,697 SF = 380 OCCUPANTS
BUSINESS (100 GROSS): 9,195 SF = 10 OCCUPANTS
KITCHEN (200 GROSS): 2,390 SF = 4 OCCUPANTS

EXISTING FIRST FLOOR: 8,668 SF
ASSEMBLY (15 NET): 6,800 SF = 454 OCCUPANTS
KITCHEN (200 GROSS): 572 SF = 3 OCCUPANTS

EXISTING BASEMENT FLOOR: 11,457 SF
ASSEMBLY (15 NET): 12,115 SF = 184 OCCUPANTS
INDUSTRY (100 GROSS): 10,495 SF = 81 OCCUPANTS
BUSINESS (100 GROSS): 1,078 SF = 11 OCCUPANTS

TOTAL: 1,027 OCCUPANTS

MEANS OF EGRESS SIZING
1005.3.2 MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT
1,027 OCCUPANTS X 0.2 INCHES = 205.4 INCHES REQUIRED

PROVIDED: 272 INCHES

SECOND FLOOR MEANS OF EGRESS
364 OCCUPANTS X 0.2 INCHES = 76.8 INCHES
PROVIDED: 114 INCHES

1005.3.1 STAIRWAYS

FOR OTHER THAN GROUP A AND C OCCUPANCIES, THE CAPACITY IN INCHES FOR STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT IN B WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORD

SECOND FLOOR STAIRWAY MEANS OF EGRESS
450 OCCUPANTS X 0.2 INCHES = 90 INCHES
PROVIDED: 108 INCHES

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
SECOND FLOOR MAX DIAGONAL DISTANCE BETWEEN EGRESS
62'-0"

CHAPTER 29: PLUMBING SYSTEMS

TABLE 2902.1 MINIMUM NUMBER OF PLUMBING FACILITIES

CALCULATION:
2ND FLOOR RENOVATION = 394 OCCUPANTS
Fixture Count
REQUIRED:
MEN'S W.C. = (394/2) / 75 = 3
WOMEN'S W.C. = (394/2) / 75 = 3
MEN'S SINKS = (394/2) / 20 = 2
WOMEN'S SINKS = (394/2) / 20 = 2
D.V. = 394 / 50 = 13 OR 2

BASEMENT AND 1ST FLOOR RENOVATION
Fixture Count
REQUIRED:

MEN'S W.C. = (633/2) / 75 = 4.3 OR 5
WOMEN'S W.C. = (633/2) / 75 = 4.3 OR 5
MEN'S SINKS = (633/2) / 20 = 2.5 OR 2
WOMEN'S SINKS = (633/2) / 20 = 2.5 OR 2
D.V. = 633 / 50 = 13 OR 2

CALCULATION TOTAL
TOTAL OCCUPANCY = 1,027 OCCUPANTS
PROVIDED:

WATER CLOSETS = 14, URINALS = 4,
DRINKING FOUNTAINS = 2

TOTAL REQUIRED:
WATER CLOSET = 16
SINKS = 6
DRINKING FOUNTAINS = 3

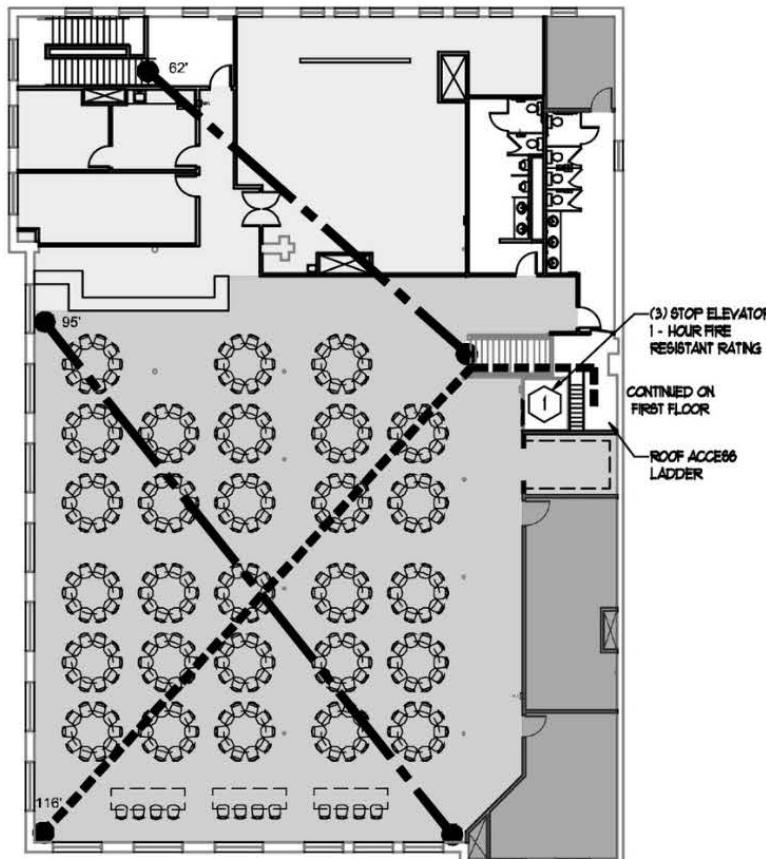
GENERAL INFORMATION:

FLOOR TO FLOOR HEIGHTS
BASEMENT TO 1ST FLOOR = 8'-2 1/4"
1ST FLOOR TO 2ND FLOOR = 16'-1 1/4"
2ND FLOOR TO ROOF = VARIES

FLOOR PLAN - SECOND FLOOR

The Historic Barden Building 622-628 58th Street Kenosha, WI 53140

EXISTING SECOND FLOOR: 10,630 SF
 ASSEMBLY (15 NET): 5,697 SF
 BUSINESS (100 GROSS): 913 SF
 KITCHEN (200 GROSS): 2,380 SF



3
SECOND FLOOR PLAN
A0.1 1/16" = 1'-0"

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THE BARDEN BUILDING RENOVATION
622-628 58th Street Kenosha, WI
CODE REVIEW INFORMATION

REVISIONS	04/24/09 - COORDINATION MODIFICATIONS
05/13/09 - HIRE FOR CONSTRUCTION	

APPLICABLE CODES:

BUILDING CODE:
2015 IBC, IEC, IMC, IFGC & JBC AS AMENDED BY CHAPTERS 381-386 PER SPS 381.05

INTERNATIONAL EXISTING BUILDING CODE • 2015

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

SECTION 303.2 ASSEMBLY GROUP A-2
SECTION 306.2 LOW-HAZARD FACTORY, INDUSTRIAL, GROUP F-2
PUBLIC DRINKING COMPANY IS A BAR, EVENT HALL, AND BREWING OPERATION OCCUPYING THE BASEMENT AND FIRST FLOOR

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE*
TABLE 504.4 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE
OCCUPANCY GROUP A - TYPE VB:
LIMITED TO 6'6" IN HEIGHT
LIMITED TO 3 STOREYS
OCCUPANCY GROUP F - TYPE VB:
LIMITED TO 6'6" IN HEIGHT
LIMITED TO 3 STOREYS

CHAPTER 6: TYPES OF CONSTRUCTION

SECTION 802.2 TYPE VB*
TYPE VB CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 801 ARE OF NONCOMBUSTIBLE MATERIALS.
TABLE 802.2 ALLOWABLE AREA FACTOR IN SQUARE FEET
A-2, TYPE VB, SM = 18,000 SF

CHAPTER 10: MEANS OF EGRESS

BARDEN BUILDING:
EXISTING SECOND FLOOR: 10,630 SF
 ASSEMBLY (15 NET): 5,697 SF = 360 OCCUPANTS
 BUSINESS (100 GROSS): 913 SF = 10 OCCUPANTS
 KITCHEN (200 GROSS): 2,380 SF = 4 OCCUPANTS

EXISTING FIRST FLOOR: 8,698 SF
 ASSEMBLY (15 NET): 5,692 SF = 454 OCCUPANTS
 KITCHEN (200 GROSS): 572 SF = 3 OCCUPANTS

EXISTING BASEMENT FLOOR: 11,457 SF
 ASSEMBLY (15 NET): 1,581 SF = 104 OCCUPANTS
 INDUSTRIAL (100 GROSS): 6,048 SF = 91 OCCUPANTS
 BUSINESS (100 GROSS): 1,076 SF = 11 OCCUPANTS

TOTAL: 1,027 OCCUPANTS

MEANS OF EGRESS SIZING
105.3.2 MEANS OF EGRESS CAPACITY: FACTOR OF 0.2 INCH PER OCCUPANT
1,027 OCCUPANTS X 0.2 INCHES = 205.4 INCHES REQUIRED

PROVIDED
272 INCHES

SECOND FLOOR MEANS OF EGRESS
394 OCCUPANTS X 0.2 INCHES = 78.8 INCHES
PROVIDED = 114 INCHES

105.3.1 STAIRWAYS

EXCEPTIONS:
FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY INING STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT IN B WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORD

SECOND FLOOR STAIRWAY MEANS OF EGRESS
450 OCCUPANTS X 0.2 INCHES = 90 INCHES
PROVIDED
108 INCHES

1007.1.1 TWO EXITS OR EGRESS ACCESS DOORWAYS
SECOND FLOOR MAX DIAGONAL
DISTANCE BETWEEN EGRESS
124" 62"

CHAPTER 29: PLUMBING SYSTEMS

TABLE 2902.1 MINIMUM NUMBER OF PLUMBING FACILITIES

CALCULATION:
2ND FLOOR RENOVATION = 394 OCCUPANTS
Fixture Count

REQUIRED:
MENS W/C = (394/2)/1.75 = 3
WOMENS W/C = (394/2)/1.75 = 3
MENS SINKS = (63/32)/200 = 2
WOMENS SINKS = (63/32)/200 = 2
C.F. = 394/500 = 1.3 OR 2

BASMENT AND 1ST FLOOR RENOVATION
Fixture Count

REQUIRED:
MENS W/C = (63/32)/1.75 = 4.5
WOMENS W/C = (63/32)/1.75 = 4.5
MENS SINKS = (63/32)/200 = 1.8 OR 2
WOMENS SINKS = (63/32)/200 = 1.8 OR 2
C.F. = 633/500 = 1.3 OR 2

CALCULATION TOTAL
TOTAL OCCUPANCY = 1,027 OCCUPANTS
PROVIDED:

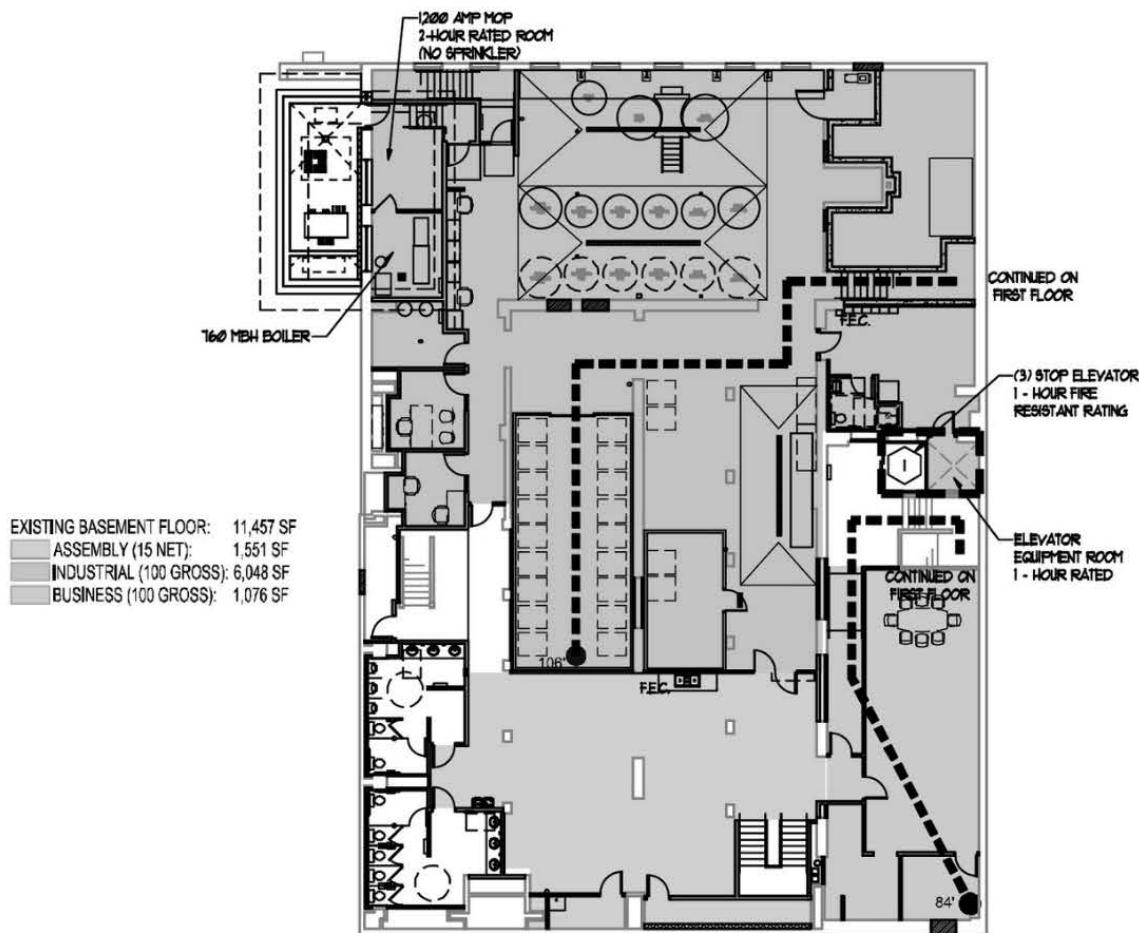
WATER CLOSETS = 14, URINALS = 4,
SINKS = 12,
DRINKING FOUNTAINS = 2.
TOTAL REQUIRED
WATER CLOSET = 16
SINKS = 8
DRINKING FOUNTAINS = 3

GENERAL INFORMATION:

FLOOR TO FLOOR HEIGHTS:
BASEMENT TO 1ST FLOOR = 8'4 1/4"
1ST FLOOR TO 2ND FLOOR = 16'4 1/4"
2ND FLOOR TO ROOF = VARIOUS

FLOOR PLAN - BASEMENT FLOOR

The Historic Barden Building
622-628 58th Street Kenosha, WI 53140



APPLICABLE CODES:

BUILDING CODE:
2015 IBC, IECC, MC, IFCC & IBC AS AMENDED BY CHAPTERS 381-388 PER SPS 381.05
 INTERNATIONAL EXISTING BUILDING CODE - 2015

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

SECTION 303.3 ASSEMBLY GROUP A-2
 SECTION 306.3 LOW-HAZARD FACTORY INDUSTRIAL, GROUP F-2
 PUBLIC CRAFT BREWING COMPANY IS A BAR, EVENT HALL, AND BREWING OPERATION OCCUPYING THE BASEMENT AND FIRST FLOOR

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

TABLE 504.3 ALLOWABLE BUILDING HEIGHT IN FEET ABOVE GRADE PLANE

TABLE 504.4 ALLOWABLE NUMBER OF STOREYS ABOVE GRADE

OCCUPANCY GROUP A - TYPE VB
 LIMITED TO 6'0" IN HEIGHT
 UP TO 2 STOREYS
 OCCUPANCY GROUP F - TYPE VB
 LIMITED TO 6'0" IN HEIGHT
 LIMITED TO 3 STOREYS

CHAPTER 6: TYPES OF CONSTRUCTION

SECTION 602.2 TYPE VB
 TYPE VB CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS.
 TABLE 502.2 ALLOWABLE AREA FACTOR IN SQUARE FEET
 A2, TYPE VB, SM = 16.000 SF

CHAPTER 10: MEANS OF EGRESS

BASIS FOR DURABILITY:
 EXISTING SECOND FLOOR: 10,600 SF
 ASSEMBLY (15 NET): 5,697 SF = 360 OCCUPANTS
 BUSINESS (100 GROSS): 913 SF = 10 OCCUPANTS
 KITCHEN (200 GROSS): 2,380 SF = 4 OCCUPANTS
 EXISTING FIRST FLOOR: 8,669 SF
 ASSEMBLY (15 NET): 8,602 SF = 454 OCCUPANTS
 KITCHEN (200 GROSS): 572 SF = 3 OCCUPANTS
 EXISTING BASEMENT FLOOR: 11,457 SF
 ASSEMBLY (15 NET): 1,591 SF = 104 OCCUPANTS
 INDUSTRIAL (100 GROSS): 6,048 SF = 61 OCCUPANTS
 BUSINESS (100 GROSS): 1,076 SF = 11 OCCUPANTS
 TOTAL: 1,027 OCCUPANTS

MEANS OF EGRESS SIZING
 100% OF MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT
 1,027 OCCUPANTS X 0.2 INCHES = 205.4 INCHES REQUIRED
 PROVIDED: 272 INCHES

SECOND FLOOR MEANS OF EGRESS
 394 OCCUPANTS X 0.2 INCHES = 78.8 INCHES
 PROVIDED: 114 INCHES

1006.3.1 STAIRWAYS
 EXCEPTIONS:
 FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY IN INCHES OF EGRESS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD BY A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT IN B WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH THE 2015 IBC AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORDANCE WITH THE 2015 IBC

SECOND FLOOR STAIRWAY MEANS OF EGRESS
 450 OCCUPANTS X 0.2 INCHES = 90 INCHES
 PROVIDED: 128 INCHES

1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS
 SECOND FLOOR MAX DIAGONAL DISTANCE BETWEEN EGRESSES = 124'-0"
 62'-0"

CHAPTER 29: PLUMBING SYSTEMS

TABLE 2902.1 MINIMUM NUMBER OF PLUMBING FACILITIES

CALCULATION:
 2ND FLOOR RENOVATION = 94 OCCUPANTS
 FIXTURE COUNT REQUIRED:
 MEN'S W.C. = (294/2) / 75 = 3
 WOMEN'S W.C. = (340/2) / 75 = 3
 MEN'S SINKS = (340/2) / 20 = 2
 WOMEN'S SINKS = (394/2) / 20 = 2
 D.F. = 394 / 500 = 1

BASEMENT AND 1ST FLOOR RENOVATION
 FIXTURE COUNT REQUIRED:
 MEN'S W.C. = (388/2) / 75 = 4 OR 5
 WOMEN'S W.C. = (430/2) / 75 = 4 OR 5
 MEN'S SINKS = (430/2) / 20 = 1.5 OR 2
 WOMEN'S SINKS = (482/2) / 20 = 1.5 OR 2
 D.F. = 833 / 500 = 1.3 OR 2

CALCULATION TOTAL:
 TOTAL OCCUPANCY = 1,027 OCCUPANTS PROVIDED:
 WOMEN'S CLOSETS = 14, URINALS = 4,
 SINKS = 15
 DRINKING FOUNTAINS = 2
 TOTAL REQUIRED:
 WATER CLOSET = 16
 SINKS = 8
 DRINKING FOUNTAINS = 3

GENERAL INFORMATION:
 FLOOR TO FLOOR HEIGHTS:
 BASEMENT TO 1ST FLOOR = 84 1/4"
 1ST FLOOR TO 2ND FLOOR = 164 1/4"
 2ND FLOOR TO ROOF = VARIES

BASEMENT FLOOR PLAN
 A01 1/16" = 1'-0"



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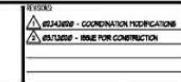
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Partners in Design
 ARCHITECTS

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THE BARDEN BUILDING RENOVATION
 622-628 58th Street Kenosha, WI
CODE REVIEW INFORMATION



PLAT OF SURVEY INFORMATION

**The Historic Barden Building
622-628 58th Street Kenosha, WI 53140**

LEGAL DESCRIPTION

Parcel 1: Lot 7 and the West half of Lot 8 and the North 48 feet of the East half of lot 8 in Block 42 in the Southeast Quarter of Section 31 in Town 2 North of Range 23 East of the Fourth Principal Meridian, and lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

Parcel 2: The South 76 feet of the East half of Lot 8 in Block 42 in the Southeast Quarter of Section 31 in Town 2 North of Range 23 East of the Fourth Principal Meridian, and lying and being in the City of Kenosha, County of Kenosha and State of Wisconsin.

SURVEYOR'S CERTIFICATION

CERTIFICATE

TO: Historic Barden, LLC a Wisconsin limited liability company, Tri City National Bank, its successors and/or assigns and Chicago Title Insurance Company.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,6(a),6(b),7(a),7(b(1)),7(c),8,9,10,11,13,16,17 and 18 of Table A thereof. The field work was completed on February 04, 2019.

February 06, 2019 Mar
Revised: February 07, 2019

Mark R. Madsen
Professional Land Surveyor
State of Wisconsin
Registered No. 2271



LEGEND:		— SAN — SANITARY SEWER	
	ELECTRIC PEDESTAL		WATER MAIN
	ELECTRIC METER		COMMUNICATION
	ELECTRIC LINE		LIGHT POLE
	ELECTRIC MANHOLE		MISC. MANHOLE
	GAS MAIN		FOUND CHISEL MAR
	GAS VALVE		SET "PK" NAIL
	SIGN		SET CHISEL CROSS

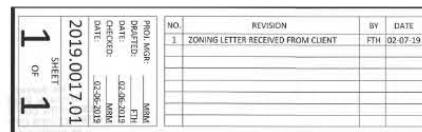


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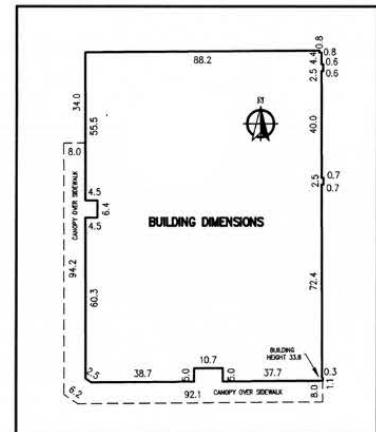
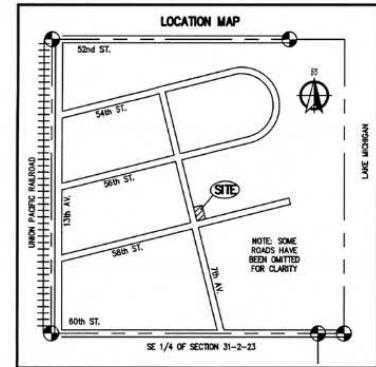
**LOTS 7 & 8, BLOCK 42, ORIGINAL
TOWN OF SOUTHPORT
ALTA / NSPS LAND TITLE SURVEY**

FOR
WITICO DEVELOPMENT CORPORATION
CITY OF KENOSHA, COUNTY OF KENOSHA, STATE OF WISCONSIN

Nielsen Madsen + Barber
CIVIL ENGINEERS AND LAND SURVEYORS

1458 Horizon Blvd. Suite 200, Racine, WI 53406
Tele: (262)634-5588 Website: www.nmbsc.net

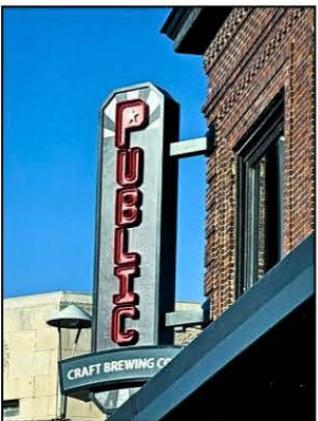
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INTERIOR PHOTOS

The Historic Barden Building

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