

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
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HISTORIC DOWNTOWN
58TH ST

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



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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.



AERIAL PHOTO OF KENOSHA DOWNTOWN AND HARBOR DISTRICTS

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



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. |



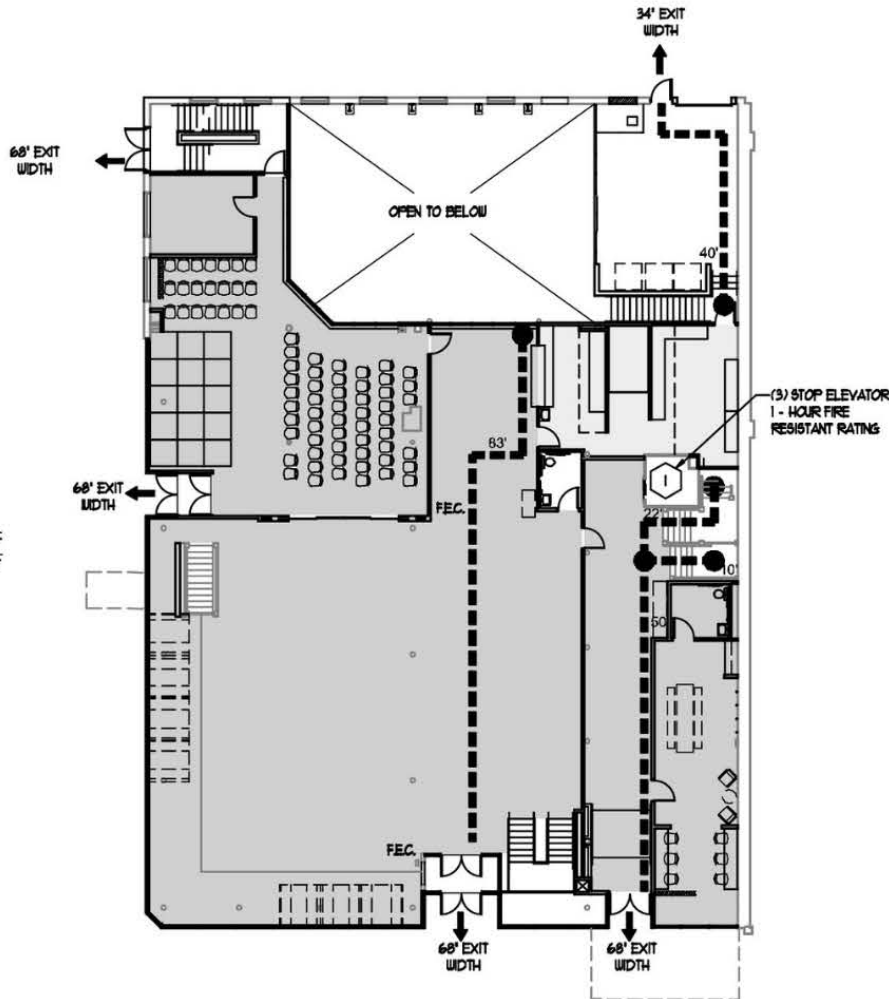
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FLOOR PLAN - FIRST FLOOR
The Historic Barden Building
622-628 58th Street Kenosha, WI 53140



| | |
|-----------------------|----------|
| EXISTING FIRST FLOOR: | 8,668 SF |
| ASSEMBLY (15 NET): | 6,800 SF |
| KITCHEN (200 GROSS): | 572 SF |

APPLICABLE CODES:

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 BREWERY 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 STORIES ABOVE GRADE"
OCCUPANCY GROUP A - TYPE VB:
LIMITED TO 65'-0" IN HEIGHT
LIMITED TO 2 STORIES
OCCUPANCY GROUP F - TYPE VB:
LIMITED TO 65'-0" IN HEIGHT
LIMITED TO 3 STORIES

CHAPTER 6: TYPES OF CONSTRUCTION

SECTION 502.2 "TYPE VB"
TYPE VB CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS LISTED IN TABLE 501 ARE OF NONCOMBUSTIBLE MATERIALS.
TABLE 506.2 ALLOWABLE AREA FACTOR IN SQUARE FEET
A-2, TYPE VB, SM = 18,000 S.F.

CHAPTER 10: MEANS OF EGRESS

| | |
|---------------------------------|--------------------------|
| BARDEN BUILDING: | |
| EXISTING SECOND FLOOR: | 10,630 SF |
| ASSEMBLY (15 NET) | 5,897 SF = 360 OCCUPANTS |
| BUSINESS (100 GROSS): | 913 SF = 10 OCCUPANTS |
| KITCHEN (200 GROSS): | 2,380 SF = 4 OCCUPANTS |
| EXISTING FIRST FLOOR: | |
| ASSEMBLY (15 NET): | 6,888 SF |
| KITCHEN (200 GROSS): | 6,803 SF = 454 OCCUPANTS |
| | 572 SF = 3 OCCUPANTS |
| EXISTING BASEMENT FLOOR: | |
| ASSEMBLY (15 NET) | 11,457 SF |
| INDUSTRIAL (100 GROSS): | 1,551 SF = 104 OCCUPANTS |
| BUSINESS (100 GROSS): | 6,045 SF = 81 OCCUPANTS |
| | 1,076 SF = 11 OCCUPANTS |
| TOTAL | 1,027 OCCUPANTS |

MEANS OF EGRESS SIZING
1005.32 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 INCH STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT IN 8 WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH AND AN EMERGENCY VOICE ALARM COMMUNICATION SYSTEM IN ACCORD

SECOND FLOOR STAIRWAY MEANS OF EGRESS
450 OCCUPANTS X 0.2 INCHES = 90 INCHES
PROVIDED 106 INCHES

| | |
|--|---------|
| 1007.1.1 TWO EXITS OR EXIT ACCESS DOORWAYS | |
| SECOND FLOOR MAX DIAGONAL | 124'-0" |
| 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 = $(394/2) / 200 = 2$
WOMEN'S SINKS = $(394/2) / 200 = 2$
D.F. = $394 / 500 = 1$

BASEMENT AND 1ST FLOOR RENOVATION
FIXTURE COUNT
REQUIRED:

MEN'S W.C. = (633/77) / 75 = 4.3 OR 5
WOMEN'S W.C. = (633/2) / 75 = 4.3 OR 5
MEN'S SINKS = (633/2) / 200 = 1.6 OR 2
WOMEN'S SINKS = (633/2) / 200 = 1.6 OR 2
D.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'-5 1/4"
 1ST FLOOR TO 2ND FLOOR= 16'-5 1/4"
 2ND FLOOR TO ROOF = VARIES

2 FIRST FLOOR PLAN
A0.1 1/16" = 1'-0"



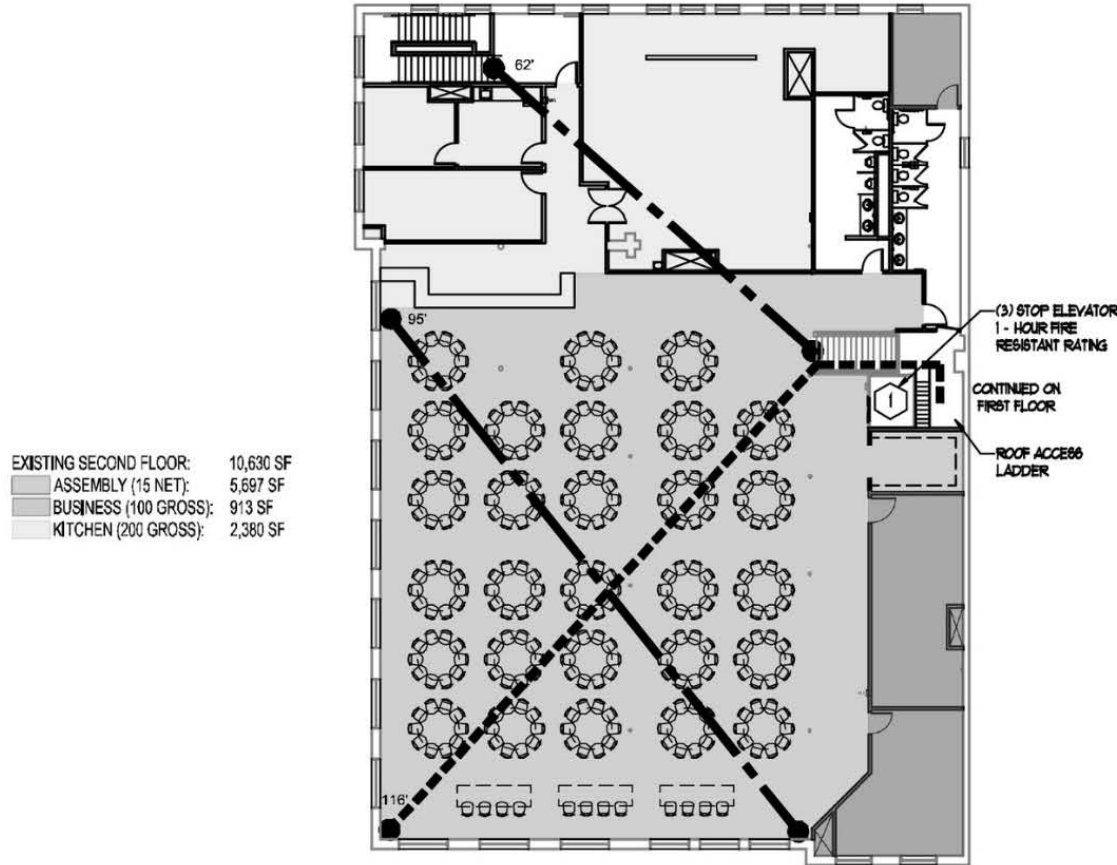
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FLOOR PLAN - SECOND FLOOR

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 |

APPLICABLE CODES:

BUILDING CODE:
2015 IBC, IBC, IBC, IBC AS AMENDED BY CHAPTERS 391-396 PER SPS 381.05

INTERNATIONAL EXISTING BUILDING CODE - 2015

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

SECTION 302.2 ASSEMBLY GROUP A-2
SECTION 302.3 LOW-HAZARD FACTORY INDUSTRIAL, GROUP F-2
PUBLIC CRAFT DRESSING COMPANY IS A BAR, EVENT HALL, AND DRESSING 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 STORIES ABOVE GRADE

OCCUPANCY GROUP A - TYPE VB

LIMITED TO 60'-0" IN HEIGHT

LIMITED TO 2 STORIES

OCCUPANCY GROUP F - TYPE VB

LIMITED TO 60'-0" IN HEIGHT

LIMITED TO 3 STORIES

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 601.2 ALLOWABLE AREA FACTOR IN SQUARE FEET

A-2, TYPE VB, SM = 18,000 S.F.

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:

| | |
|----------------------|--------------------------|
| ASSEMBLY (15 NET): | 6,698 SF |
| ASSEMBLY (15 NET): | 6,600 SF = 454 OCCUPANTS |
| KITCHEN (200 GROSS): | 572 SF = 3 OCCUPANTS |

EXISTING BASEMENT FLOOR:

| | |
|-------------------------|--------------------------|
| ASSEMBLY (15 NET): | 11,457 SF |
| ASSEMBLY (15 NET): | 1,551 SF = 104 OCCUPANTS |
| INDUSTRIAL (100 GROSS): | 8,048 SF = 91 OCCUPANTS |
| BUSINESS (100 GROSS): | 1,076 SF = 11 OCCUPANTS |

TOTAL

1,027 OCCUPANTS

MEANS OF EGRESS SIZING

100% 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

94 OCCUPANTS X 0.2 INCHES = 78.8 INCHES

PROVIDED = 114 INCHES

100% MEANS OF EGRESS

EXCEPTIONS:

FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY IN TWO

STARWAYS 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

AND AN EMERGENCY VOICE/ALARM COMMUNICATION SYSTEM IN ACCORD

SECOND FLOOR STARWAY MEANS OF EGRESS

450 OCCUPANTS X 0.2 INCHES = 90 INCHES

PROVIDED = 108 INCHES

100% MEANS OF EGRESS

SECOND FLOOR MAX DIAGONAL

DISTANCE BETWEEN EGRESS

124'-0"

62'-0"

CHAPTER 29: PLUMBING SYSTEMS

TABLE 2902.1 MINIMUM NUMBER OF PLUMBING FACILITIES

CALCULATION:

2ND FLOOR RENOVATION = 394 OCCUPANTS

FIXTURE COUNT

REQUIRED:

WOMEN'S W.C. = (394/2) / 75 = 3

WOMEN'S W.C. = (394/2) / 75 = 3

WOMEN'S SINKS = (394/2) / 200 = 2

WOMEN'S SINKS = (394/2) / 200 = 2

D.F. = 394 / 500 = 1

BASEMENT AND 1ST FLOOR RENOVATION

FIXTURE COUNT

REQUIRED:

WOMEN'S W.C. = (103/2) / 75 = 4.3 OR 5

WOMEN'S W.C. = (103/2) / 75 = 4.3 OR 5

WOMEN'S SINKS = (103/2) / 200 = 1.5 OR 2

WOMEN'S SINKS = (103/2) / 200 = 1.5 OR 2

D.F. = 103 / 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 = 16

WATER CLOSETS = 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 = VARIES

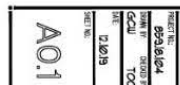
3 SECOND FLOOR PLAN
A0.1 1/16" = 1' - 0"



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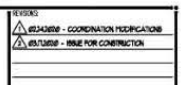
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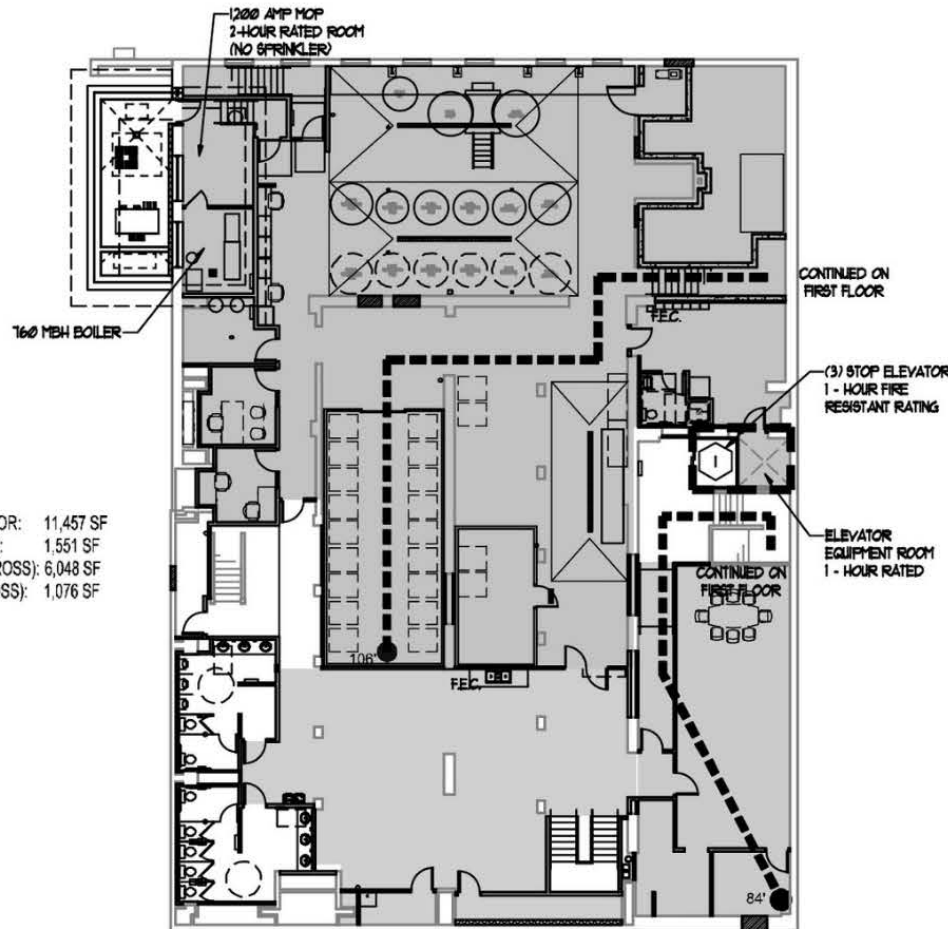
600 Fifth Street
Kenosha, WI 53140
P: (262) 395-3800
F: (262) 395-3812

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



FLOOR PLAN - BASEMENT FLOOR

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



EXISTING BASEMENT FLOOR: 11,457 SF
 ASSEMBLY (15 NET): 1,551 SF
 INDUSTRIAL (100 GROSS): 6,048 SF
 BUSINESS (100 GROSS): 1,076 SF

APPLICABLE CODES:

BUILDING CODE:
 2015 IBC, IECC, IFGC & IFBC 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 CHART BREWERY COMPANY IS A BAR, EVENT HALL, AND BREWERY 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 STORES ABOVE GRADE
 OCCUPANCY GROUP A - TYPE VB
 LIMITED TO 60'4" IN HEIGHT
 LIMITED TO 2 STORES
 OCCUPANCY GROUP F - TYPE VB
 LIMITED TO 60'4" 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 502.2 ALLOWABLE AREA FACTOR IN SQUARE FEET
 A-2, TYPE VB, SM = 16,000 S.F.

CHAPTER 10: MEANS OF EGRESS

BARDEN BUILDING:
 EXISTING SECOND FLOOR:
 ASSEMBLY (15 NET) 5,997 SF = 380 OCCUPANTS
 BUSINESS (100 GROSS) 913 SF = 10 OCCUPANTS
 KITCHEN (200 GROSS) 2,380 SF = 4 OCCUPANTS
 EXISTING FIRST FLOOR:
 ASSEMBLY (15 NET) 8,668 SF = 454 OCCUPANTS
 KITCHEN (200 GROSS) 572 SF = 3 OCCUPANTS
 EXISTING BASEMENT FLOOR:
 ASSEMBLY (15 NET) 1,551 SF = 104 OCCUPANTS
 INDUSTRIAL (100 GROSS) 6,048 SF = 81 OCCUPANTS
 BUSINESS (100 GROSS) 1,076 SF = 11 OCCUPANTS
 TOTAL 1,027 OCCUPANTS

MEANS OF EGRESS SIZING
 1005.2.2 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
 384 OCCUPANTS X 0.2 INCHES = 76.8 INCHES
 PROVIDED 114 INCHES

1005.3.1 STAIRWAYS

EXCEPTIONS:
 FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY IN INCH STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LCA A MEANS OF EGRESS CAPACITY FACTOR OF 0.2 INCH PER OCCUPANT IN B WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH AND 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 EXITS 124'4" 62'4"

CHAPTER 29: PLUMBING SYSTEMS

TABLE 2902.1 MINIMUM NUMBER OF PLUMBING FACILITIES

CALCULATION:
 2ND FLOOR RENOVATION = 294 OCCUPANTS
 FIXTURE COUNT
 REQUIRED:

WOMEN'S W.C. = (294/2) / 75 = 2
 WOMEN'S W.C. = (294/2) / 75 = 2
 WOMEN'S SINKS = (294/2) / 200 = 2
 D.F. = 294 / 500 = 1

BASEMENT AND 1ST FLOOR RENOVATION
 FIXTURE COUNT
 REQUIRED:

WOMEN'S W.C. = (833/2) / 75 = 4.3 OR 5
 WOMEN'S W.C. = (833/2) / 75 = 4.3 OR 5
 WOMEN'S SINKS = (833/2) / 200 = 1.5 OR 2
 WOMEN'S SINKS = (833/2) / 200 = 1.5 OR 2
 D.F. = 833 / 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 = 8'-4 1/4"
 2ND FLOOR TO ROOF = VARIES

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



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

CODE REVIEW INFORMATION

REVISIONS
 01-11-2016 - COORDINATION REVISIONS
 01-11-2016 - RARE FOR CONSTRUCTION

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.

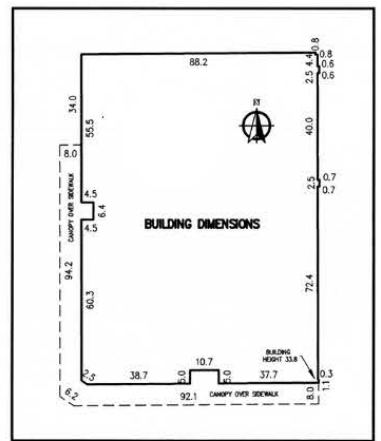
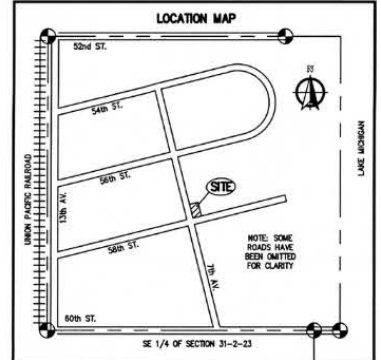
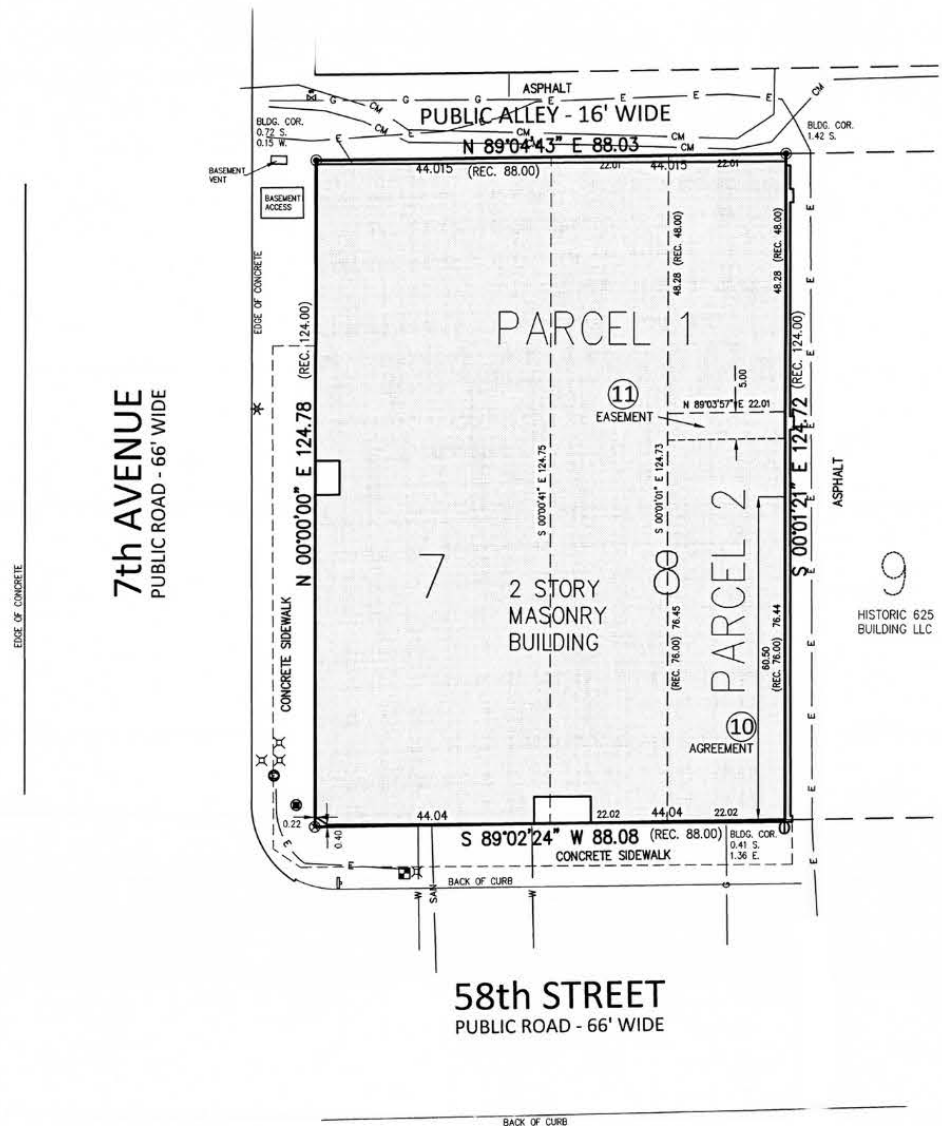
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 minimum standard detail requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1,2,3,4,6(a),6(b),7(a),7(b(1)),7(c),8,9,10,11,13,16,17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

February 06, 2019
Revised: February 07, 2019



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

- LEGEND:
- SAN — SANITARY SEWER
 - W — WATER MAIN
 - CM — COMMUNICATION LINE
 - E — ELECTRIC LINE
 - G — GAS MAIN
 - SV — GAS VALVE
 - P — SIGN
 - LIGHT POLE
 - MISC. MANHOLE
 - FOUND CHISEL MARK
 - SET "PK" NAIL
 - SET CHISEL CROSS
 - ELECTRIC PEDESTAL
 - ELECTRIC METER
 - ELECTRIC MANHOLE



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| NO. | REVISION | BY | DATE |
|-----|------------------------------------|-----|----------|
| 1 | ZONING LETTER RECEIVED FROM CLIENT | FTH | 02-07-19 |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |
| 10 | | | |

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

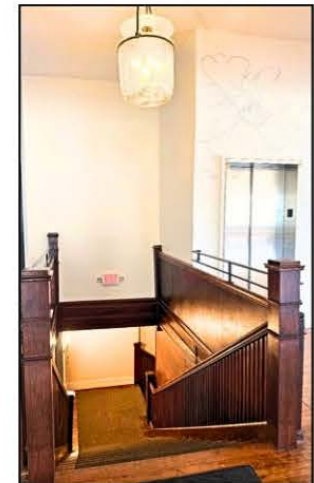
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INTERIOR PHOTOS

The Historic Barden Building

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