

Address: 4400 Calumet Ave Manitowoc, Wisconsin 54220 Taxed by: Manitowoc

MLS #: 1873689



Property Type: Comm/Industrial
Status: Active
Taxes: \$58,264
Tax Key: 835101616
County: Manitowoc

List Price: \$3,750,000
For Sale/Lease: For Sale Only
Est. Acreage: 1.73
Tax Year: 2023
Days On Market: 3

Est. Total Sq. Ft.: 23,690
Flood Plain: Unknown
Occ. Permit Required:
Zoning: B-3

Est. Year Built: 2007
Year Established:
Parking: 30
Occupied: Y

Bus/Com/Ind: Commercial
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:

Type Commercial: Retail; Office(s); Special Purpose; Professional Service; Other
Location: Corner; Shopping Center; Free Standing; Business District; Near Public Transit
of Stories: 2
Proximity to HWY: 0-1 Miles
Road Frontage: Town/City Road; State Road; High Visibility; Paved Road; Near Public Transit
Exterior: Brick; Other
Roofing: Other
Avg Ceiling Height: 8'-10'
Truck Door Height: No Truck Door

Heating/Cooling: Natural Gas; Central Air; Forced Air
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City
Miscellaneous: Sprinkler System; Elevator; Pole Sign; Furniture; Carpeting; Rest Rooms; Handicap Access; Handicap Equipped; Security Lighting; Office(s)
Occupied: Not Vacant; Owner Lease Back
Basement: Full
Expenses Include: None
Sale Includes: Real Estate; Lease
Documents: Seller Condition
Occupancy: See Listing Broker

Remarks: Flagship building in Harbor Town District with over 23,000 square feet of finished space on 3 floors. High end finishes throughout, conference rooms, ample office space, and reception areas. Built in 2007, it is located on one of the busiest intersections in the county with a daily traffic count around 14,500. Currently being used as a multitenant building that has plenty of parking, barrier free access, elevator, on a nicely landscaped 1.7 acre lot.

Listing Office: Coldwell Banker Real Estate Group~Manitowoc: 7cbtre

LO License #: 6849-91

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 of type. Equal housing opportunity listing. Copyright 2024 by Multiple Listing Service, Inc. See [copyright notice](#).

Prepared by Shaye Van on Friday, May 03, 2024 10:47 AM. Broker Attribution: 920-769-1600