

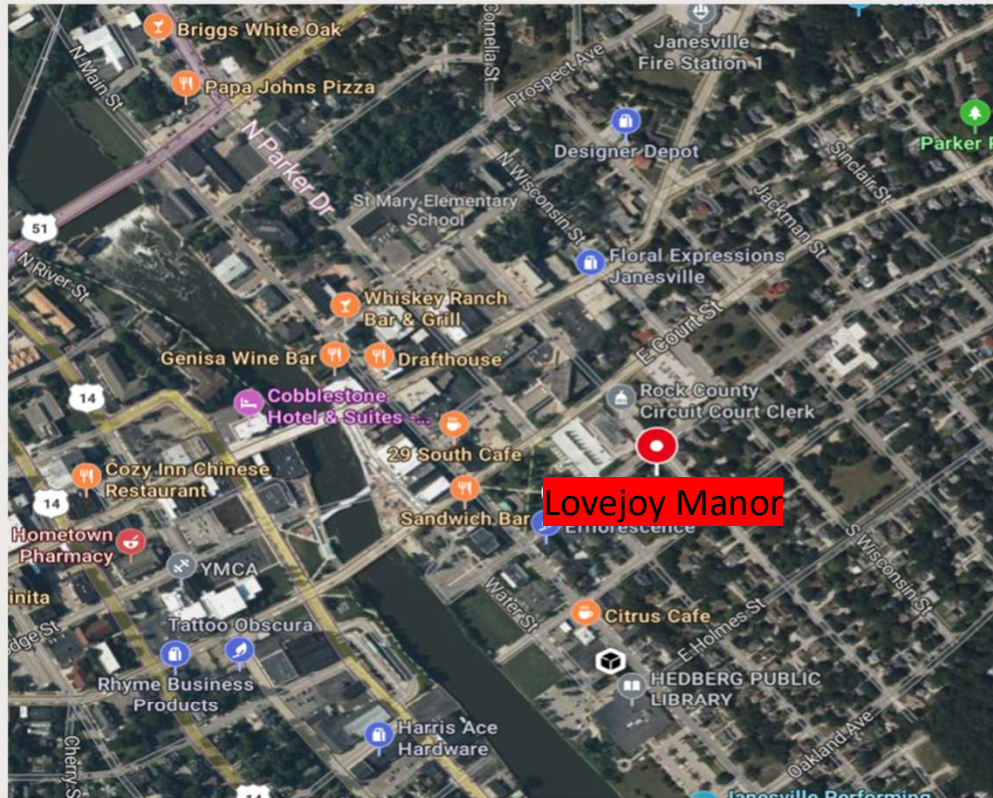


SLABY & ASSOCIATES

Lovejoy Estate

220 St. Lawrence Ave Janesville, WI

JANESVILLE, WI



History of the Love Joy Estate

Constructed in 1882, this distinguished Victorian residence was commissioned by Allen Lovejoy as a wedding gift for his bride, Julia Stowe. A man known for his attention to detail, Lovejoy was often seen observing the construction from a camp stool, personally overseeing the realization of their dream home.

Throughout his life, Allen Lovejoy held several prominent roles, including serving as Mayor of Janesville, a Wisconsin State Senator, and President of Harris Machine Company. His wife, Julia Lovejoy (née Stowe), was a dedicated philanthropist. She established Janesville's first kindergarten and was a passionate advocate for women's suffrage. Following Allen's passing, Julia donated the home to the YWCA, which maintained stewardship of the property for many years.

After transitioning through multiple owners post-YWCA, the property eventually came under the care of its current custodians. At the time of acquisition, the estate had fallen into significant disrepair. The current owners undertook an extensive restoration, investing substantial time and resources to return the property to its former grandeur. Today, the estate stands as a beautifully preserved historic landmark, thoughtfully updated with modern amenities.

Before the current owners acquired it, the city had intervened to demolish a deteriorated retirement facility on the premises. The now-vacant parcel was then sold, offering the new owners both the opportunity and flexibility to preserve the historic Lovejoy Estate while exploring potential for future development on the surrounding land.



General Information

- 10,000 sq ft total
- Asking price: \$1,650,000.00 (\$1,450,000 without empty lot)
- 3 separate parcels
- 7,000 sq ft residence
- 0.5 acre open lot (1.5+ acres total)
- Attached 3,000 sq ft events hall
- Investment opportunities with adjacent open lot
- Steps away from park, bandshell, riverwalk, restaurants, and shopping
- Zoned for Mixed Use

Residence:

- 7,000 sq ft
- 6 Bedroom
- 5 Bathroom
- 2nd floor Laundry
- 11-foot ceilings
- Hardwood floors
- Staff Quarters
- 4 fireplaces
- Amazing views across the city
- Phenomenal restoration throughout the property!

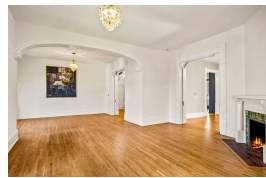


Event Center

- 3,000 sq ft Event Center
- Hidden access from Residence
- Bathrooms recently renovated
- Location plumbed for bar near entrance could double as reception desk
- Positioned perfectly between Residence and open parcel lot
- Utility access under Event Center creates ease for future redevelopments or code requirements to expand occupancy
- Perfect venue for hosting weddings!

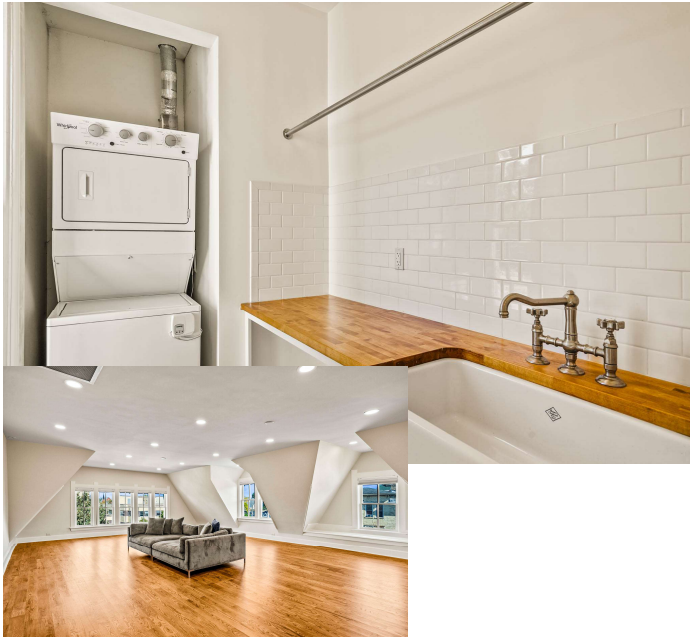




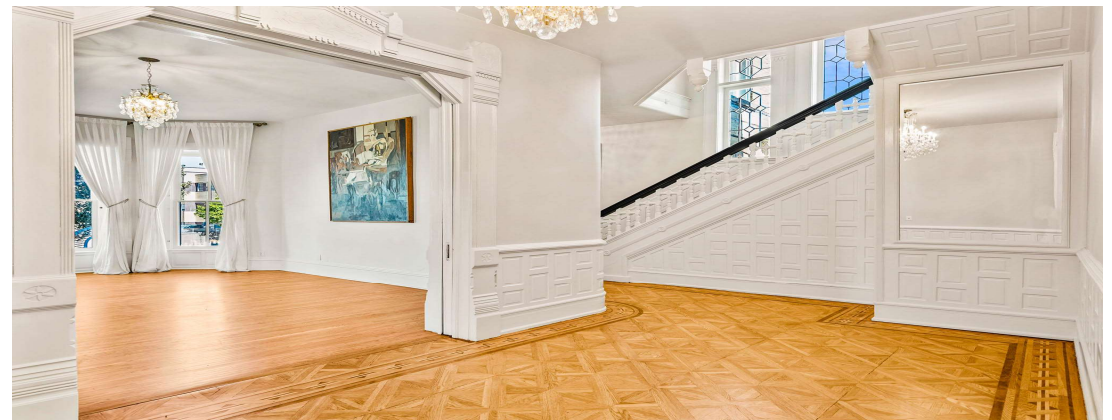


Residence





Residence



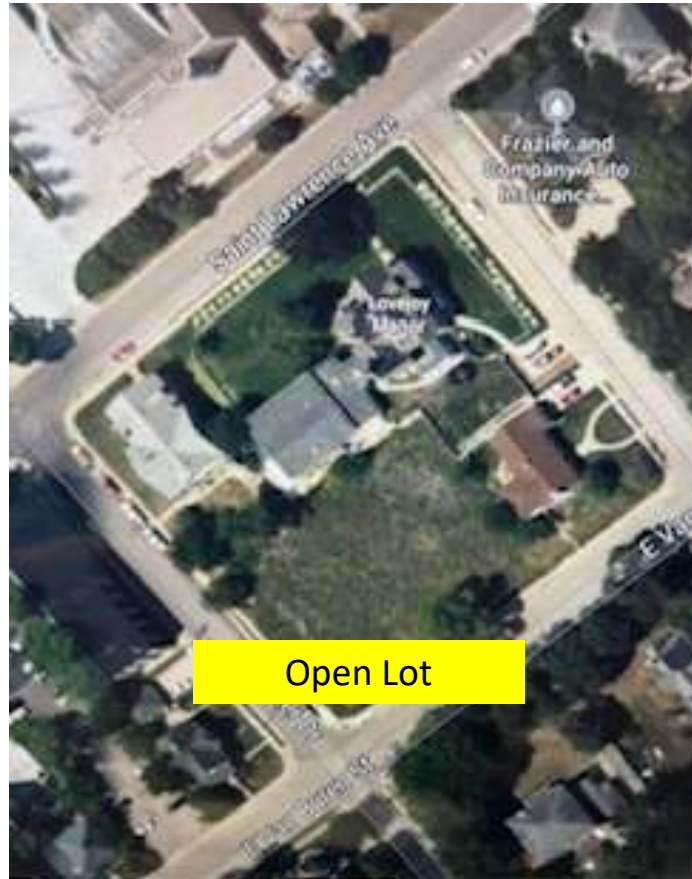


Events



Open Lot

- Over ½ acre lot (\$200k)
- Perfectly positioned adjacent to event center
- Grounds former home to nursing home before leveling by city.
- Opportunity for buildout and support the Lovejoy Manor
- Boutique Hotel, Art Installation Park, Grand Entrance or Addition to Event Center....Possibilities are endless
- All zoning, licensing, and square footage / acreage to be verified by buyer





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**Please call, text, or email with any
questions!**

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