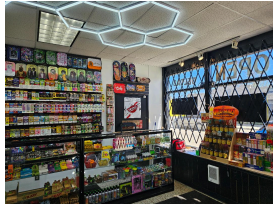
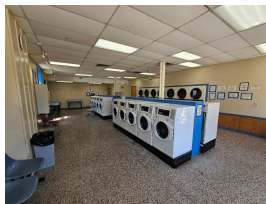


Mixed Use Businesses w/ Apartments

Amazing Investment Opportunity!



632 High Street, Racine WI 53402



\$ 795,000. Building Plus Two Businesses & Rental Income

- 3 Commercial Spaces (2 business operated by Seller)
- 3 - Two Bedroom Apartments (2 updated)
- Off Street Parking
- Ample Unmetered On Street Parking
- Zoned B-2

Iconic Mixed Use Structure in The Heart of Racine!

NOW is YOUR Opportunity to step into this nice INCOME Stream! Meticulously preserved brick structure comes to market offering Laundromat and Smoke Shop businesses (currently operated by Seller), plus warehouse space with overhead door. Upper level offers 3 two bedroom apartments. Unbeatable mechanical systems (ie; 3 phase electric, quick recovery hot water heater, hydronic heating system). Current GOI = \$ 11,000. ++ P/Month (this includes Laundromat & new Smoke Shop and Rentals Income))

*** Laundromat & Smoke Shop Fixtures/Equipment & Inventory sold on separate Bill of Sale at close.**

Call For A Tour Today!

Anna Maria DeRango

DeRango Real Estate Services INC

T: (262) 989-6520