



Property Type: Comm/Industrial
Status: Active
Taxes: \$2,787.28
County: Walworth
Seller Offers Concessions:

List Price: \$299,900
Tax Key: YOP 00224
For Sale/Lease: For Sale Or For Lease
Est. Acreage: 0.07
Tax Year: 2023
Days On Market: 31

Est. Total Sq. Ft.: 2,630
Flood Plain: No
Occ. Permit Required:
Zoning: B-1

Est. Year Built: 1900
Year Established:
Parking: 0
Occupied: Y

Bus/Com/Ind: Business
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: Building located on the south side of Elkhorn town square two doors east of the Sprague Theater.

Type Commercial:	Retail; Office(s); Professional Service	Heating/Cooling:	Natural Gas; Central Air; Forced Air
Location:	Business District	Water/Waste:	Municipal Water; Municipal Sewer
# of Stories:	2	Municipality:	City
Proximity to HWY:	1-3 Miles	Miscellaneous:	Fixtures; Rest Rooms; Inside Storage; Living Space Avail.; Office(s)
Road Frontage:	Town/City Road; High Visibility; Paved Road	Occupied:	Over 20% Vacant
Exterior:	Brick	Basement:	Partial; Crawl Space
Roofing:	Composition; Rubber	Expenses Include:	None
Avg Ceiling Height:	11'-15'	Sale Includes:	Real Estate; Lease
Truck Door Height:	No Truck Door	Documents:	Seller Condition; Survey; Floor Plans; Other
		Occupancy:	Immediate

Remarks: This beautiful building has tons of charm and a fantastic location for your business. Located downtown Elkhorn, this all-brick building used to be the home to the Elkhorn Independent - a local newspaper and some of the historic equipment still in place. Beautiful wood floors, large windows and skylights bring warmth and character to this property. Zoned B-1, which allows retail, service and entertainment business options. Newer interior load-bearing wall, exterior brick tuck pointing and roof resealing and patching. Upstairs you'll find a 1-bedroom apartment with updated kitchen, baths and flooring. A few more steps up to the roof makes for easy access! Alley access for deliveries and dumpster access. Great investment building or use for your own business. Own a piece of history!

Inclusions: Existing fixtures, apartment appliances (refrigerator, oven/range, washer, dryer), front door awning

Exclusions: tenant's personal property, trash/recycling dumpster, sauna

Listing Office: Berkshire Hathaway Starck Real Estate: RWS1

LO License #: 937193-91

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

Prepared by Berkshire Hathaway Starck Real Estate on Monday, October 28, 2024 9:43 AM.