

MLS #: C144604A (Active) List Price: \$1,100,000

10440 Orchard Dr Sister Bay, WI 54234



Business Description: Hotel/Motel,
Restaurant
Apx Year Built: 1955
Waterfront: No
Parking: Parking Lot

MLS Area: 03-Sister Bay
School District: Gibraltar
County: Door
Type: Commercial
Association Fee Includes: None

Tax Parcel #: 1810008312842A

Apx Lot Size: 2.21

Tax Amount: 4504.85

Tax Year: 2024

Zoning: B-1

Source SqFt: Assessor

Personal Property: No

Lease: No

Real Estate: Yes

Business and Real Estate: No

Inventory: No

Business: No

Business Name: N/A

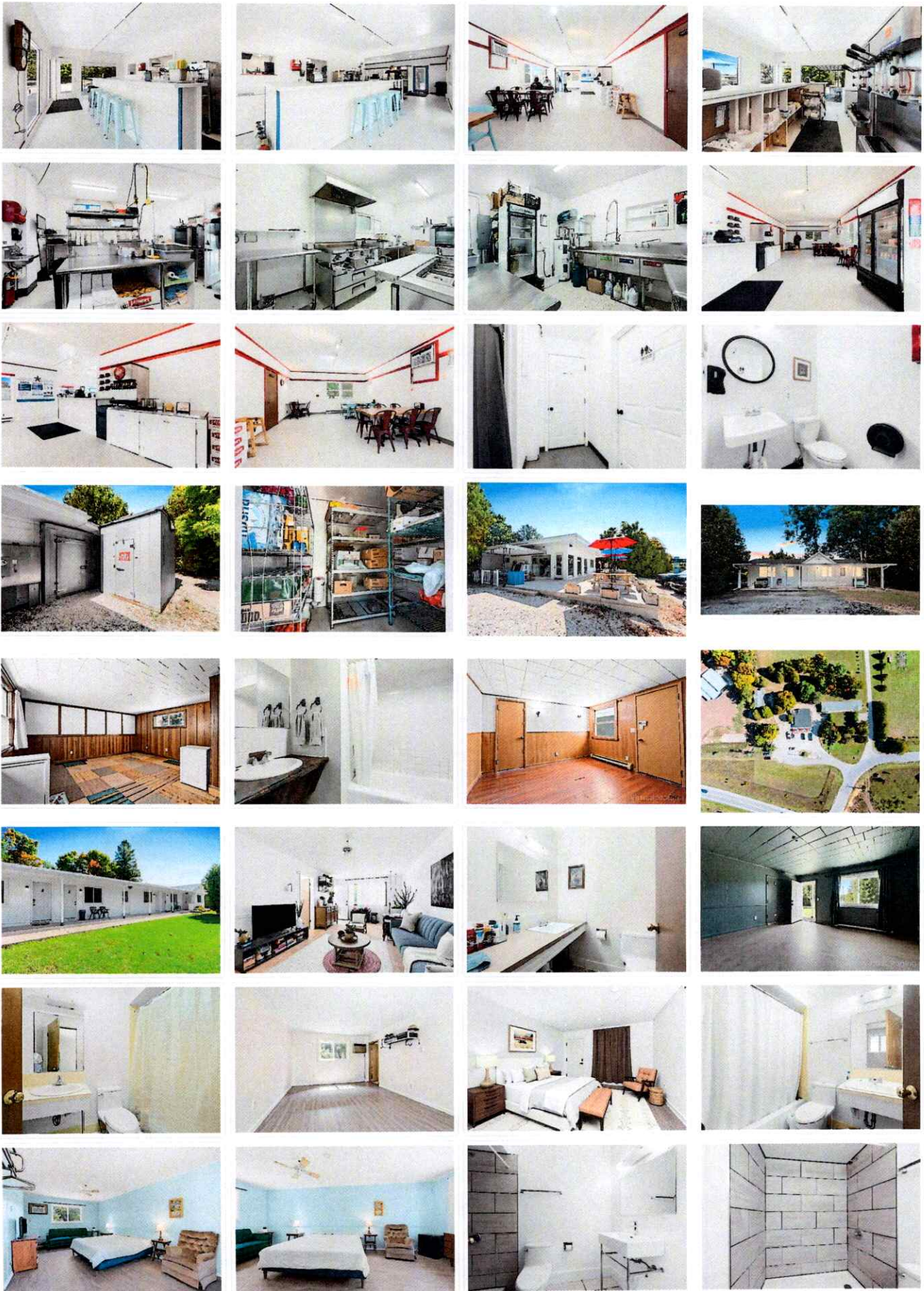
Condo: No

	Building Description	Dimensions	Apx Total SqFt	Apx Warehouse SqFt	Apx Office SqFt	Apx Manufacturing SqFt	Apx Retail SqFt	Apx Building Age
Primary Building	Restaurant	1250 indoor	1250					1955
Building #2	Motel Units 1-6	various	1958					1964
Building #3	Motel Units 7-9	seasonal	780					1964

Construction: Frame**Exterior:** Brick, Wood**Basement/Substructure:** Block Foundation, Crawl Space, Slab, Unfinished**Roof:** Asphalt, Membrane**Heating:** Baseboard, Electric**Cooling:** Wall Unit(s)**Water:** Private**Sewer:** Mound Septic, Other**Lot Description:** 0-5 acres, Street Facing**Access:** City Street, Gravel Road**Landscaping:** Grass, Outdoor Lighting, Trees, Other-See Remarks**Floors:** Tile, Luxury Vinyl, Other-See Remarks**Utilities Paid by Owner:** None**Utilities Paid by Tenant:** Electricity, Trash Collection, Insurance, Lawn Care, Other**Directions:** Highway 57 where Sister Bay begins past Thyme and 1211 to Orchard Drive; look for signage for Patio and One Star Burgers & Dogs

Remarks: A Door County destination on the growing Highway 57 corridor with several new businesses and more housing coming to the immediate area. This year-round restaurant space (currently operating as One Star Burgers & Dogs under extended lease) has indoor/outdoor seating, and motel (6 rooms year-round, 3 seasonal) is currently being rented as employee housing. Current septic mound/grease trap; public sewer/water coming to property estimated 2026. B-1 zoning allows a myriad of commercial uses and many improvements have been made by owners. Advance notice is needed for showings, some motel rooms have had personal items digitally removed for privacy. So many possibilities and so much potential for this property. Call for more information now.

Office Name: Dwell Door County (#:340)





Information Herein Deemed Reliable but Not Guaranteed