



Property Type: Comm/Industrial
Status: Active
Taxes: \$15,817
County: Manitowoc
Seller Offers Concessions:

List Price: \$1,100,000
Tax Key: 818302210
For Sale/Lease: For Sale Only
Est. Acreage: 2.36
Tax Year: 2025
Days on Market: 2

Est. Total Sq. Ft.: 24,644
Flood Plain: Unknown
Occ. Permit Required:
Zoning: B-2

Est. Year Built: 1974
Year Established:
Parking: 100
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; Warehouse; Special Purpose; Other
Type of Business: Grocery; Other
Location: Free Standing; Business District; Near Public Transit
of Stories: 1
Proximity to HWY: 0-1 Miles
Road Frontage: High Visibility; Near Public Transit
Exterior: Steel Siding; Stucco
Roofing: Rubber
Avg Ceiling Height: 11'-15'
Truck Door Height: No Truck Door

Heating/Cooling: Natural Gas; Central Air
Water/Waste: Municipal Water; Municipal Sewer
Municipality: City
Miscellaneous: Sprinkler System; Loading Dock; Pole Sign; Rest Rooms; Handicap Access; Security Lighting; Office(s)
Occupied: Not Vacant
Basement: None
Expenses Include: Other
Sale Includes: Real Estate
Documents: Listing Contract; Seller Condition
Occupancy: See Listing Broker

Remarks: This well-maintained 25,000-square-foot commercial building offers an exceptional opportunity in a high-visibility, high-traffic business district, while remaining conveniently close to established residential neighborhoods. Currently home to a successful family-owned and operated grocery store, the property features a 1000 amp upgraded electrical service, 12-14-foot ceilings, and one loading dock, making it well-suited for retail, wholesale, distribution, or mixed commercial uses. Its prominent location and excellent accessibility provide outstanding exposure and strong customer traffic for a variety of businesses. See also business MLS# 1970286

Private Remarks: All information obtained from third party sources.

Showing Information: Showing Time 855-207-7856 or use app. 12 hour notice during business hours is best.

Excl. Agency Contract: N

Broker Owned: N

Electronic Consent: No

Limited/Unserviced: No

Named Prospects: N

Listing Date: 07/06/2026

Expiration Date: 01/06/2027

Listing Office: Coldwell Banker Real Estate Group-Manitowoc: 7cbtre
Ph: 920-769-1600
Fax: 920-769-1681
URL: <http://www.coldwellhomes.com>

Listing Agent: Matthew Mueller, Advantage Team
 CRS,GRI: 17751
Ph: 920-242-6550 **Cell:** 920-242-6550
Fax:
Email: mattmuellersells@gmail.com

LA Address: 2406 Washington St
 Manitowoc, WI 54220
LO License #: 6849-91
LA License #: 55210-90

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