

Address: 921-931 S 8th St Manitowoc, Wisconsin 54220 Taxed by: Manitowoc

MLS #: 1847293



**Property Type:** Comm/Industrial  
**Status:** Active  
**Taxes:** \$7,227  
**Tax Key:** 000238060  
**County:** Manitowoc

**List Price:** \$999,900  
**For Sale/Lease:** For Sale Only  
**Est. Acreage:** 0.29  
**Tax Year:** 2022  
**Days On Market:** 1

**Est. Total Sq. Ft.:** 23,000  
**Flood Plain:** Unknown  
**Occ. Permit Required:**  
**Zoning:** B-4

**Est. Year Built:** 1895  
**Year Established:**  
**Parking:** 0  
**Occupied:** N

**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:** From Washington St., head north on S. 8th to property on right.

<b>Type Commercial:</b>	Retail; Office(s); Special Purpose; Professional Service	<b>Heating/Cooling:</b>	Natural Gas; Central Air; Forced Air; Hot Water/Steam
<b>Location:</b>	Corner; Free Standing; Business District; Near Public Transit	<b>Water/Waste:</b>	Municipal Water; Municipal Sewer
<b># of Stories:</b>	3	<b>Municipality:</b>	City
<b>Proximity to HWY:</b>	1-3 Miles	<b>Miscellaneous:</b>	Elevator; Carpeting; Display Window; Rest Rooms; Inside Storage; Office(s)
<b>Road Frontage:</b>	Town/City Road; Paved Lot	<b>Occupied:</b>	Not Vacant
<b>Exterior:</b>	Brick	<b>Basement:</b>	Partial
<b>Roofing:</b>	Rubber	<b>Expenses Include:</b>	None; Utilities
<b>Avg Ceiling Height:</b>	8'-10'; 11'-15'	<b>Sale Includes:</b>	Real Estate
<b>Truck Door Height:</b>	No Truck Door	<b>Documents:</b>	Listing Contract; Seller Condition; Other
		<b>Occupancy:</b>	Immediate

**Remarks:** Calling all investors! This is a fabulous building located in Manitowoc's Historical District. Retail, office suites and conference rooms afford many different uses for this space. Located in the downtown, this building is within walking distance to many other establishments and very near public transportation.  
**Private Remarks:** Call listing agent for rent roll.  
**Showing Information:** Use ShowingTime to schedule. 24 hr notice required for all tenants.  
**Exclusions:** All tenants business and personal property.

<b>Sub Agent Comm:</b> 2.1 %	<b>Excl. Agency Contract:</b> N	<b>Broker Owned:</b> N	<b>Electronic Consent:</b> Yes
<b>Buyer Agent Comm:</b> 2.1 %	<b>Var. Comm.:</b> N		<b>Listing Date:</b> 08/21/2023
<b>Limited/Unserviced:</b> No	<b>Named Prospects:</b> N		

<b>Listing Office:</b> Berkshire Hathaway Starck Real Estate; 7berkshire <b>Ph:</b> 920-663-4001 <b>Fax:</b> <b>URL:</b> <a href="https://www.StarckRE.com">https://www.StarckRE.com</a>	<b>Listing Agent:</b> Amy Townsend : 23799 <b>Ph:</b> 920-323-3450 <b>Cell:</b> 920-323-3450 <b>Fax:</b> <b>Email:</b> <a href="mailto:atownsend@starckre.com">atownsend@starckre.com</a>	<b>LA Address:</b> 907 S. 8th St. Manitowoc, WI 54220 <b>LO License #:</b> 937193-91 <b>LA License #:</b> 58397-90
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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 of type. Equal housing opportunity listing. Copyright 2023 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by Berkshire Hathaway Starck Real Estate on Monday, August 21, 2023 2:01 PM.