



Property Type: Comm/Industrial
Status: Active
Taxes: \$322.55
County: Manitowoc
Seller Offers Concessions:

List Price: \$599,000
Tax Key: 3110030200
Addtl Tax Keys: 948.46, 540.27, 220.42
For Sale/Lease: For Sale Only
Est. Acreage: 0.42
Tax Year: 2023
Days On Market: 25

Est. Total Sq. Ft.: 10,978
Flood Plain: No
Occ. Permit Required:
Zoning: PUD

Est. Year Built: 1949
Year Established:
Parking: 20
Occupied: Y

Bus/Com/Ind: Commercial
Name of Business:
Industrial Park Name:
Lease Amount: \$ /
Avg Rent/SqFt: \$0

Sched. Gross Income: \$41,280
Gross Operating Inc: \$0
Net Operating Income: \$0
Total Operating Exp: \$0
Vacancy Allowance: \$

Directions: From Memorial Drive, take Roosevelt Avenue, left on Hawthorne Street, left on 11th Street.

Type Commercial:	Special Purpose; Other	Heating/Cooling:	Natural Gas; Hot Water/Steam
Type of Business:	Church; Other	Water/Waste:	Municipal Water; Municipal Sewer
Location:	Corner; Near Public Transit; Other	Municipality:	City
# of Stories:	2	Miscellaneous:	Sprinkler System; Fixtures; Furniture; Carpeting; Rest Rooms; Inside Storage; Living Space Avail.; Handicap Access; Handicap Equipped; Office(s); Other
Proximity to HWY:	0-1 Miles	Occupied:	Vacant; Not Vacant
Road Frontage:	Town/City Road; Paved Road; Paved Lot; Near Public Transit	Basement:	Full
Exterior:	Brick	Expenses Include:	Taxes-Pers. Property; Maintenance
Roofing:	Composition; Rubber	Sale Includes:	Real Estate; Easements; Lease
Avg Ceiling Height:	Less than 8'; 8'-10'; 11'-15'	Documents:	Listing Contract; Seller Condition; Survey
Truck Door Height:	No Truck Door	Occupancy:	Immediate; See Listing Broker

Remarks: Here's your chance to own a part of Two Rivers history with the renovated St. Marks Church, Rectory, and Convent. There are 3 buildings included, 4 parcels total.: 2214 11th St #05331100302000 (2829 square feet), 2216 11th St #05331100301909 (4326 square feet), 1110 Victory St #05331100302101 (3823 square feet), and tax parcel 053-311-003-021.01 (vacant lot and parking lot). The church and rectory are both currently leased, The convent is vacant, but ready to rent with 15 furnished bedrooms with beds, mini fridges, microwaves, TVs and sinks, as well as a full kitchen and living room. Don't miss out on this amazing turn key investment!

Private Remarks: 2214 11th St is currently leased for \$1760 a month through December 2024. 2216 11th St is currently leased for \$1680 a month until 12/31/24. 1110 Victory St is vacant. Co-Listed by Amy Townsend BHHS Stack RE. Agent Anna Reinertson is a family member of the seller.

Showing Information: Use Showing Time, or contact agent at (920)901-7036. Access to property limited to Weekends and Weekdays after 5pm.

Inclusions: Convent: 2 large fridge, 13 mini fridge, 15 microwave, 16 TV, 1 couch, 1 loveseat, 4 chairs, 13 bed frames, 16 mattresses with bedding, 4 bedsprings, 5 dressers, 1 dining table with 6 chairs, 1 coffee table, 1 lamp, 1 tv stand, 1 indoor basketball

Exclusions: Sellers personal property. All supplies in basement storage room. All business property/equipment of CP Lakeshore and Moving Forward Adult Day Services.

Excl. Agency Contract: Y

Broker Owned: N

Electronic Consent: Yes

Listing Date: 07/26/2024

Limited/Unserviced: No

Named Prospects: N

Listing Office: Berkshire Hathaway HomeService: 7berkshire

Ph: 920-663-4001

Fax:

URL: <https://www.StarckRE.com>

Listing Agent: Anna Reinertson : 42733

Ph: 920-901-7036 **Cell:** 920-901-7036

Fax:

Email: areinertson@starckre.com

LA Address: 907 South 8th Street

Manitowoc, WI 54220

LO License #: 937193-91

LA License #: 95528-94

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, August 19, 2024 11:11 AM.