

Commercial 50286162		1027 S MAIN Street	Suite #	City of Oshkosh OSHKOSH , WI 54902-6019	Not for Public Distribution	03/17/2025 10:09 AM
Active-No Offer		List: Luke Geoffrion - PREF: 920-267-0500		of Berkshire Hathaway HS Water City Realty - Office: 920-479-7877		\$840,000
Co-List:		of		Off: 30800		Agt: 113692
Sell:		of		Ofc:		Agt:
				Off: _____		Agt: _____
				Type	For Sale Real Estate	IncPrdFarm No
				AddtlType		Deeded Access No
				PRLNUM		RestrCov No
				Associated MLS #(s)		Flood Plain No
				County	Winnebago	Ind Prk Nm
				MunSubArea	Southeast Oshkosh	Trade Nm Sherman House
				School-District	Oshkosh Area	Total Units in Bldg 4
				Tax Net Amt	\$4,425.63	Ttl#Bldgs 1
				Tax Year	2023	Zoning Commercial Mixed Use-PD
				Tax ID	0302590000	NetLeaseSF
				AssmntTtl		Utility Annual Expense
				AssmntYr		Insur Ann
				SpecAsmnt		NNN Annual Expense
				Year Built Est	1920	Fin Avail
				Source-Year Built	Assessor/Public Rec	

Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	0.25	Assessor/Public Record	Building SQFT	5,395	Assessor/Public Record	Est Warehouse Ceiling Hgt	
Lot Dimensions Est	85X130	Assessor/Public Record	Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est	11,050	Assessor/Public Record	Est Office SQFT			Est Manufact Ceiling Hgt	
Water Frontage	No		Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Body Name			Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Type			Est Showroom SQFT			Est Retail Ceiling Hgt	
Est Water Frontage			Est Retail SQFT			Ceiling Height Min	
# Public Restrooms	3	Amps/Phase	Door 1 Size		Loading Dock 1	Ceiling Height Max	
# Private Restrooms	3	Parking	Door 2 Size		Loading Dock 2	Bank Owned/REO	No
# Seating Capacity	120	OverHdDr	Door 3 Size		Loading Dock 3	Potential Short Sale	No
			Door 4 Size		Loading Dock 4	Delayed Showings?	No
			Door 5 Size		Loading Dock 5	Showings Begin Date	

Directions Hwy 41 to Exit 117 (9th Avenue). East on 9th Avenue to Main Street. Right on Main St to property on right.

Remarks Prime downtown opportunity! This restaurant bar, with three remodeled apartments above, is now for sale. Located next to the Wisconsin Herd arena, it offers upscale living and vibrant entertainment. The Sherman House Bar and Grill, famous for Old Fashions and Friday fish fry. Don't miss out—schedule a viewing today!

Inclusions Two 1 Bedroom apartments & One 2 Bedroom apartments upstairs.

Exclusions Personal property of seller. Inventory is negotiable.

Remarks-Private Contact listing agent Luke Geoffrion for showings, additional information, and offer presentation. Liquor License is included with transfer approval.

Show Info Listing agent or seller must be at showings, set up through showtime and await confirmation.

COMMERCIAL TYPE Restaurant, Tavern, With Apartment

LOCATION Corner, Free Standing, Residential Area

EXTERIOR MAIN BUILDING Brick, Glass, Vinyl

FOUNDATION Block

LOWER LEVEL Crawl

HEATING FUEL TYPE Natural Gas

HEATING/COOLING Central A/C, Forced Air, Multiple Units

WATER Municipal Public Water

WASTE Municipal Sewer

STORIES 2

TENANT PAYS Heat

SALE INCLUDES Business Name, Equipment, Furniture, Real Estate, Rental Units

LICENSES Food, Liquor

DOCUMENTS ON FILE Property Condition Report

BUILDING PARKING Onsite Parking, Paved, Street Parking

ListVisbl	Confirmed	Agent - License	94-98671
Input Date	1/24/2024 2:57 PM	List Ofc 1 - CorpLin	91-939227
List Date	1/18/2024	Selling Price	
Accepted Offer Date		Close Date	
Pending Date		Financing Type	
Expiration Date	7/14/2025	SellAlwAmt	
Off Market Date		Type Of Sale	
Days On Market	424	CloseInfo	

Licensee Int/Broker Own	No
Contract Type	Exclusive Right to Sell
Limited Service	No
Named Exceptions	No
Electronic Consent	Yes
BrkErr\$	Yes
Ern\$Name	
Buyer Inducements	

RANW MLS listings may only be shown to buyers after agency disclosure. Information provided for general information only, if material should be verified by user or qualified expert. *Taxes may not include all assessments or fees. Buyer should verify total square footage, acreage/land, building/room dimensions if material. Below grade areas may not meet building code requirements. Equal Housing Opportunity Listing. 2024 COPYRIGHT RANW MLS

Farm Specific Data

Barn	Main Barn	Est Acreage-Total Farm	FSA Aerial Map in Docs
Outbuilding 1	Outbld1Des	Est Perm Pasture Acres	Soil Map in Assoc Docs
Outbuilding 2	Outbld2Des	Est Wooded Acres	FarmIndPresv/WdIndTaxCred
Outbuilding 3	Outbld3Des	Est Tillable Acres	FarmPresv/WdIndTaxCredExp
Outbuilding 4	Outbld4Des	Est Wetland Acres	CRP-Expiration
Outbuilding 5	Outbld5Des	Corn Base Acres (Yield)	CREP-Expiration
Outbuilding 6	Outbld6Des	Soybean Base Acre (Yield)	Rented-Expiration
Outbuilding 7	Outbld7Des	CRP-Acres	CRP-Payment
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Payment
		Est Rented Acres	Rented-Payment

Misc Farm Details

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