

Commercial
50286162
List: Luke Geoffrion - PREF: 920-267-0500
Co-List:
Sell:

1027 S MAIN Street Suite #
Active-No Offer
of Berkshire Hathaway HS Water City Realty - Office: 920-479-7877
of
of

Not for Public Distribution
City of Oshkosh
OSHKOSH , WI 54902-6019
Lease Price per SqFt.
Off: 30800
Ofc:
Off:

03/17/2025 10:09 AM
\$840,000
Agt: 113692
Agt:
Agt:



TypeFor Sale Real Estate
AddtlType
PRLNUM
Associated MLS #(s)
CountyWinnebago
MunSubAreaSoutheast Oshkosh
School-DistrictOshkosh Area
Tax Net Amt\$4,425.63
Tax Year2023
Tax ID0302590000
AssmntTtl
AssmntYr
SpecAsmnt
Year Built Est1920
Source-Year BuiltAssessor/Public Rec

IncPrdFarmNo
Deeded AccessNo
RestrCovNo
Flood PlainNo
Ind Prk Nm
Trade NmSherman House
Total Units in Bldg4
Ttl#Bldgs1
ZoningCommercial Mixed Use-PD
NetLeaseSF

Utility Annual Expense
Insur Ann
NNN Annual Expense
Fin Avail

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

ListVisblConfirmed
Input Date1/24/2024 2:57 PM
List Date1/18/2024
Accepted Offer Date
Pending Date
Expiration Date7/14/2025
Off Market Date
Days On Market424

Agent - License94-98671
List Ofc 1 - CorpLin91-939227
Selling Price
Close Date
Financing Type
SellAlwAmt
Type Of Sale
CloseInfo

Licensee Int/Broker OwnNo
Contract TypeExclusive Right to Sell
Limited ServiceNo
Named ExceptionsNo
Electronic ConsentYes
BrkErn\$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.
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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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