

## Economic Development

1717 East Park Street  
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www.two-rivers.org

click on Business

# CLOSER TO PROFITS



Where Others See Barriers – We See Bridges

## 1616 Washington Street



Excellent location on busy  
main downtown street

High traffic business with  
long-term regular customer  
base

Upper apartments create  
\$10,800 in annual income

Perfect turnkey operation  
available now

Two bar areas with  
full kitchen

## Property Information

**Property size:** Less than ½ acre

**Building Size:** 3,780 square feet

**Year Constructed:** 1900

**Zoning:** Business District

**Type of Construction:** Stucco/Slate

**Stories:** 2 with full basement

**Gross Operating Income:** \$135,000

Excellent location on main busy street in Two Rivers! High traffic area and many long term patrons. Business picks up even more during festivals. Kitchen offers lunches daily and has a great menu. High number of take out orders. Upper apartments bring in \$10,800 yearly. 2000 sq ft on first floor, 1824 upper sq ft. Many inclusions make this an excellent turn key opportunity!

## Purchase Information

**\$149,000 Available Immediately**

**Other Information Available on Page 2**

*Diverse Site  
and  
Building  
Options*

*Two  
Industrial  
Parks*

*Skilled,  
Productive  
Labor Force*

*Effective &  
Flexible  
Financing  
Tools*

*Low  
Business  
Costs*

*Tax  
Incentives*

*Great Place  
to Live*

*Low Utility  
Rates*

*Revolving  
Loan Fund*

*Tax Credit  
Program*

*Utility  
Incentives*

# CLOSER TO PROFITS

Revolving Loan Fund    Technology Zone    Development Zone    Other Incentives



**Type Commercial:** Other  
**# of Acres:** Less than 1/2  
**Type Industrial:** Other  
**Location:** Business District  
**# of Stories:** 2  
**Proximity to HWY:** 3-5 Miles  
**Road Frontage:** High Visibility on Washington Street (Highway 42)  
**Exterior:** Stucco/Slate  
**Roofing:** Rubber  
**Avg Ceiling Height:** 8'-10'  
**Truck Door Height:** No Truck Door

**Heating/Cooling:** Natural Gas; Hot Water/Steam  
**Water/Waste:** Municipal Water; Municipal Sewer  
**Municipality:** Two Rivers  
**Miscellaneous:** Security Equipment; Roof Sign; Fixtures; Furniture; Compressor; License Included; Rest Rooms; Inventory Included; Inside Storage; Living Space Avail.; Other  
**Occupied:** Not Vacant  
**Basement:** Full  
**Expenses Include:** Other  
**Documents:** Seller Condition  
**Estimated Age:** Over 100 Years  
**Occupancy:** Immediate

Hartfiel Realty  
920-627-1529

Or contact the Two Rivers Economic Development Department for information about this and other properties in Two Rivers. We offer attractive incentive packages and can assist you in developing ideas to best suit your business.

