

**To Be Sold Subject to Low Minimum Bids!** *\$85,000 for the Church*  
*\$115,000 for the Rectory*



*Don't miss this opportunity to own these outstanding properties!*



**Former St. Lukes Rectory** **Former St. Luke's Church**  
1814 Jefferson St, Two Rivers, WI 1820 Jefferson St, Two Rivers, WI



### 16,500sf Church Building

The church was most recently used as a Life Fitness Center and the rectory as a single-family rental. The site is ideal for a wide variety of uses or development concepts.

The main floor features soaring cathedral ceiling, stained glass windows, a reception area, two locker rooms with showers. The lower level contains a commercial kitchen and large meeting or dining room.

The loft includes the working pipe organ. The bells in the bell tower work as well. The alternative commercial uses for this building are infinite.

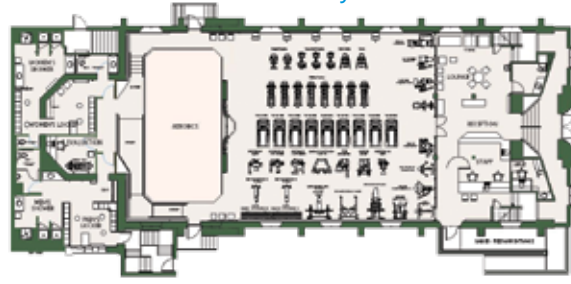
Main Floor: 7,700sf  
Loft Choir & Organ: 1,300sf  
Lower Level: 7,500sf

**Zoning:** The entire property is zoned B-1 (Business District).

### 4,500sf, 12-Room, 4.5-Bath Rectory

The former rectory is a two story building, with 2.5 car garage. The floor plan offers tremendous flexibility and features hardwood floors, built in oak cabinetry, and paneled walls. Presently configured with multiple rooms including dining room, kitchen, living room and offices and four and a half bathrooms. There is a full basement and walk-up attic.

*Layout of Previous Use*



### Auction Day

**Auction on Site at 1820 Jefferson St Tuesday, October 28<sup>th</sup>**

**10:30 AM** – Registration

**11:00 AM** – Auction

Cashier's Check to bid: \$15,000 - Entirety (\$15,000 - Church & \$10,000 - Rectory)

### Property Tours

**Fridays, October 10<sup>th</sup> & 24<sup>th</sup> at 2 PM**

**Sunday, October 19<sup>th</sup> at 2 PM**

To inspect either property, please proceed first to the church in order to register at each inspection.



**Auction Hotline: 312.278.0600 ext 101 On the Web: www.fineandcompany.com**

**Bidder's Information Packet:** A Bidder's Information Packet is available and includes: auction and property information, title report, survey, real estate tax bill, local information, auction purchase and sale agreement, and terms of sale. Bidder's Information Packets are available in either electronic form for \$20.00 or printed versions for \$40 and are available by calling or emailing us at info@fineandcompany.com.

**Broker Participation:** Buyer's Agent participation is invited! A 2% referral fee will be paid to the REALTOR®/Broker whose registered buyer closes on this property. Please refer to the Buyer Broker registration requirements in the Terms of Sale.

**Terms of Sale:** This auction is being conducted subject to the Terms of Sale and Purchase and Sales Agreement contained in the Bidder's Information Packet.

**Licensing:** Fine and Company, LLC Licensed Wisconsin Broker

**Disclaimer:** The Seller, Broker and Auctioneer and their agents assume no liability for inaccuracies, errors or omissions in the auction marketing materials, including the Bidder's Information Packet. All square footage, dimensions, real estate taxes, if any, are approximate. All materials are subject to inspection and verification by all parties relying on them. This offering is subject to prior sale and may be withdrawn, modified or cancelled without notice at any time.

**Buyer's Premium:** 10% of the high bid



Former St. Lukes Rectory  
1814 Jefferson St, Two Rivers, WI



Former St. Luke's Church  
1820 Jefferson St, Two Rivers, WI

**Buy One or Both! Name Your Price!**

**To Be Sold Subject to Low Minimum Bids!** \$85,000 for the Church \$115,000 for the Rectory

**REAL ESTATE AUCTION**

**Wednesday, October 29<sup>th</sup>**

PO Box 1588, Deerfield, IL 60015  
**(312) 278-0600**  
[www.fineandcompany.com](http://www.fineandcompany.com)



Fine & Fine and Company WI, LLC, LIC. #996681-091  
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**Minimum Bid Auction**

Former St. Luke's Church  
1820 Jefferson St, Two Rivers, WI  
Former St. Lukes Rectory  
1814 Jefferson St, Two Rivers, WI

Perfectly positioned  
across the street  
from 16 riverfront  
acres currently  
being cleared for  
development.

**16,500sf Church & 4,500sf Rectory**