

2222 Riverside Drive- Village of Allouez

FOR
SALE
OR
LEASE


VANDER ZANDEN
REAL ESTATE COMPANY, LLC
107 S. Madison Street
Green Bay, WI 54301
920-437-9797



SITE

Property consists of 1.52 acres of land with approximately 228 feet fronting the Fox River. Site is professionally landscaped and there is a recreational trail and boat dock situated on the river front. There are 33 and 32 parking stalls.

IMPROVEMENTS

The restaurant is of masonry and frame construction containing 2,960 square feet on the main level and a partially finished lower level with basement. The main level contains a bar with 13 stools and 5 tables. There is a small meeting/party room off the bar with seating for 35 to 45. The main dining room has 15 tables with seating capacity of 65. There is a fully equipped kitchen between the bar and dining room. The restaurant was remodeled in 1980, contains 100-200 amp. electric, gas-forced air heat and central air.

The lower level has a 400 square foot party room with the balance being storage. Restaurant is currently leased for \$3,500 per month. See Broker for details and copy of 3 year lease.



IMPROVEMENTS

The motel is of masonry and frame construction built in 1973. There is approximately 16,000 square feet. Currently, there are 18 rooms and 7 efficiency apartments for long stay customers. There is currently an office area of 1,836 square feet which could be converted into 4 motel rooms. The building is serviced by 240 volt – 400 amp. electric, gas hot water heat, and air conditioner system is water cooled.

This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. All references to age, square footage, income, and expenses are approximate. Buyers should conduct their own independent investigations and rely only on those results.

COMMENTS

Both the motel and restaurant are being sold fully equipped. Zoned light industrial. This zoning allows for most uses except manufacturing. Seller will consider leasing motel with an option to buy. Also, Owner will consider splitting the property.



Real Estate Taxes: \$ 22,677.26 (2010)

Tax Parcel #: AL-79

2007 income and expenses on file.

ASKING PRICE \$1,190,000.00

CONTACT

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