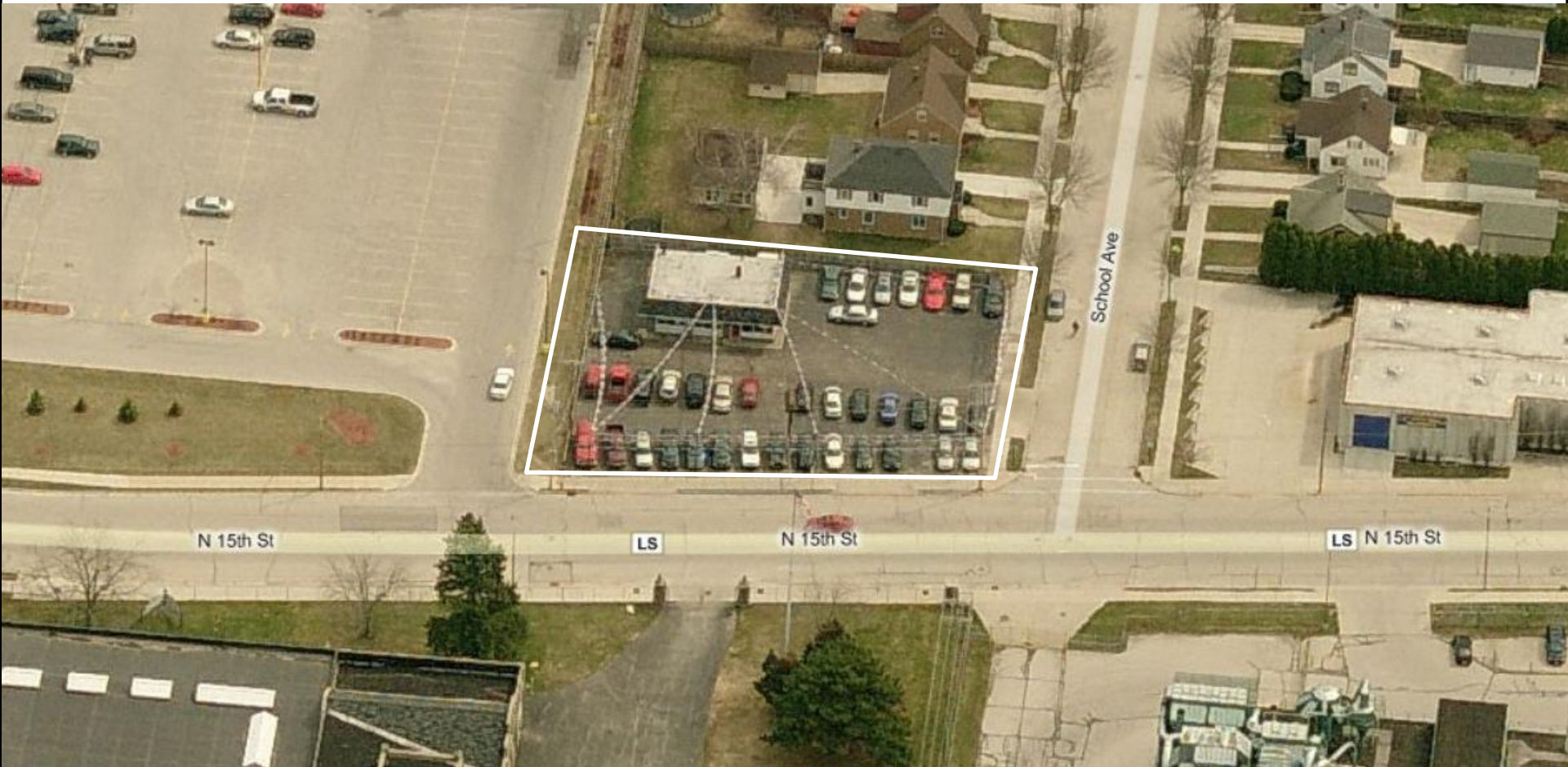


2809 N. 15TH ST. SHEBOYGAN WI



FOR SALE OR LEASE



2809 N. 15TH ST. SHEBOYGAN WI



FOR SALE OR LEASE

GREAT RETAIL OPPORTUNITY ON STRONG CORNER.

A multitude of retail possibilities on a well-recognized corner in Sheboygan. Major grocery store next door with heavy traffic and major plant entrances on 15th Street make this a fantastic location to relocate your business.

The information found in this publication is deemed reliable, but not guaranteed.

zacommercial.com



SUPERB RETAIL OPPORTUNITY. REVITALIZED CORRIDOR.

Move-in Condition Office Space. Numerous Business Models Fit Future Use.

Continue as former use – Auto Sales – or establish your business on this busy corner ready to attract customers.

920-539-7014
920-295-9884

FOR SALE ◦ **\$239,000**

FOR LEASE ◦ **NEGOTIABLE – NNN**

Property Specifications

Property Details

Layout	Approx. 1,120 SF
Former Use	Corner Lot
Sales office	Used Auto Sales
Shop	Yes
Lot size	Yes – 2 Bays
	Approx. .36 Acres

Corner Details

Entrances	June 2011
Signaled Corner	15th St. & School St.
Expandable	No
15 th Street	East
	Heavy Traffic Count

Neighboring Businesses

Grocery	June 2011
Retail	New Piggly Wiggly
Workforce	Family Dollar – Little Caesars
Other	Adjacent Factories
	Growing Retail Corridor

Traffic Counts

15 th St.	Daily (2008)
North St. – Westbound	8,400
North St – Eastbound	12,700
	7,500



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INVITING ENTRANCE . MODERN FRONT OFFICE AREA.

Many uses with hard corner to help drive high traffic count to your store.

With ample parking and an ideal location, this property offer numerous retail opportunities, especially those suited to complement the major grocery store adjacent the property.

920-539-7014
920-295-9884

Call For Details.

The information found in this publication is deemed reliable, but not guaranteed.

Current Showroom – Notable Features

- Carpeted Flooring
- Modern Walls Coverings - Furnished And Ready For Business.
- Front Windows – Large Display
- Inviting Reception Area & Office Setting
- Separate Office Areas
- Restroom & Two Additional Office Spaces on West Entrance
- Ample Parking, Double Entrance



Understated yet comfortable for the work day ahead. Inviting office area allows you to meet with customers to discuss your services away the busy work being performed in the shop area.

2809 N. 15TH ST. SHEBOYGAN WI

Uniquely Local. Unequaled Results.





LARGE SHOP. TWO OVERHEAD DOORS. MULTIPLE USES.

Retail. Service. Flexible. Up-To-Date.

Superb opportunity to gain the space needed to execute your business in a modern setting . All the amenities necessary to execute against the standards you've set for the business going forward.

920-539-7014
920-295-9884

Call Today For Personal Tour!

Shop – Notable Features

- Concrete Floor With Numerous Amenities
- 2 Overhead Doors
- Generous Parking
- Near Turn-key Condition.
- Side Parking Alleviates Bay Doors From Being Blocked



2809 N. 15TH ST. SHEBOYGAN WI



Multiple retail business profiles available as a use; from former use to local contractor with various service trucks.



Well-designed shop and layout allows for many uses with hoist. Move-in ready and well maintained make this an all-but turn-key operation with few changes needed.





FLOOR PLAN - CURRENT.

Sample Layout.

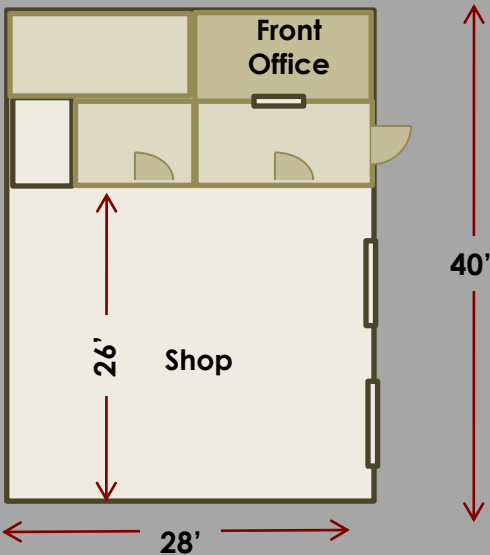
Representative drawing only. Not to scale.

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School Street

N. 15th Street

Link To Sheboygan Traffic Count – 2008 <http://www.dot.wisconsin.gov/travel/counts/docs/sheboygan/sheboygan-city2008.pdf>





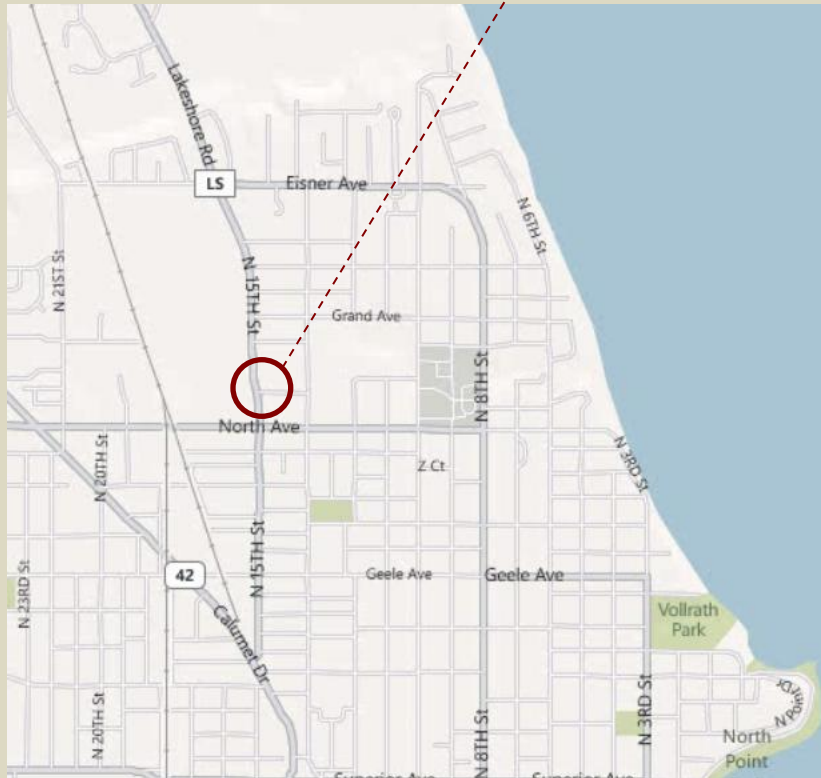
MAP.

Contact Alex or Tom
today for a personalized tour.

920-539-7014
920-295-9884

zacommercial.com

**2809 N. 15TH ST.
SHEBOYGAN WI**



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