

# Bring Your Business To Downtown

Arts Entertainment Culture Community Development

FOR SALE 50,000+ SF • HISTORIC MAIN ST. SETTING

17•19•23•27 MAIN ST. & 05•07 SHEBOYGAN ST. FOND DU LAC, WI



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DOWNTOWN FOND DU LAC

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# FOR SALE \$1,200,000

An opportunity to be a part of historic Downtown Fond du Lac. Over 50,000 square feet of mixed-use space available. Now seeking Individual & Investor Inquiries. Lease rates set to produce excellent cap rate.

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## OVERVIEW

From the Retlaw Theater... to front-and-center lease space... this property offering finds itself in the heart of Fond du Lac's Art District efforts, making it the ideal downtown opportunity. Retail, Office, & Hospitality venues await all entrepreneurs.

First Stories  Second Stories  Third Stories  Success Stories

Choices lead to clear advantages when selecting a new home for your business. From space best suited to your business budget and value proposition -- to strategically matching your retail or office environment with your brand image. Embedded in every brand strategy is the sense of community involvement... what better way than being part of the city's downtown!



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**SPECIFICATIONS**

**17 • 19 S. MAIN**

<b>FIRST STORY</b>	<b>3,200 SF</b>
Primary Usage	Retail/Office
Divisible	Yes
Front Facade	Restored
Entrances	2 - Restored
Interiors	White Box Ready
Floors	Hardwood
Perimeter Walls	Brick/ Drywall
Ceilings	Tin/Unfinished
Ceiling Height	16'



<b>SECOND STORY</b>	<b>3,200 SF</b>
Primary Usage	Office/Studio/Loft
Entrance	Main St.
Access	Staircase
Interior	White Box Ready
Floors	Hardwood
Perimeter Walls	Brick/ Drywall
Ceilings	Unfinished
Ceiling Height	18'

<b>THIRD STORY</b>	<b>3,200 SF</b>
Primary Usage	Studio/Loft
Entrance	Main St.
Access	Opera Staircase
Interior	White Box Ready
Floors	Hardwood
Perimeter Walls	Brick/ Drywall
Ceilings	Unfinished
Ceiling Height	20'

*Exceptional Lease Rates Available.*



# Relax Work Dance

An iconic downtown Main Street level corner ready to support a number of hospitality opportunities. From an amazing vague nightclub setting currently in place – to an ability to expand the space into even more. An upstairs second level office setting all set to attract business uses up to 7,200 sf. An occupied, income producing third story Dance Studio offers the perfect fit for this space within the entire offering. For lease, purchase, and investment opportunities – call today!



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## SPECIFICATIONS

23 Main ◦ 5/7 Sheboygan

### FIRST STORY 4,200 SF

Primary Usage	Bar / Nightclub
Front Facade	Glass
Entrances	Main & Sheboygan
Bar	Custom Design
Interior	Hospitality Ready
Floor	Custom w/ Lighting
Perimeter Walls	Custom
Ceilings	Custom
Ceiling Height	14'

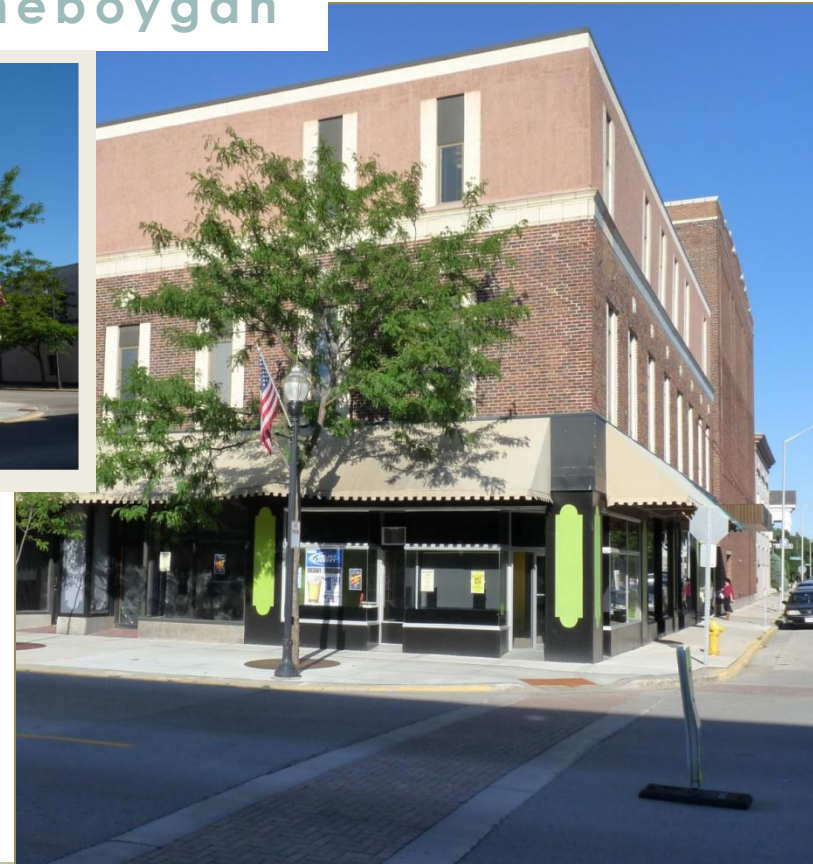


### SECOND STORY 7,200 SF

Primary Usage	Office
Divisible	Yes
Entrance	Sheboygan St.
Access	Elevator & Staircase
Interior	White Box Ready
Floors	Floor Covering Ready
Perimeter Walls	Drywall
Ceilings	Drop-In / Installed
Ceiling Height	10'

### THIRD STORY 9,000+ SF

Current Tenant	Dance Studio
Entrance	Sheboygan St.
Access	Elevator & Staircase
Interior	Custom
Floors	Tenant Specific
Perimeter Walls	Drywall
Ceilings	Cedar Plank
Ceiling Height	16'



A Downtown Ready For The Business Model Your Ready To Bring



17 ◦ 19 ◦ 23 ◦ 27 S. MAIN ST. & 5 ◦ 7 SHEBOYGAN ST. FOND DU LAC, WI

# Time To Rewind A Classic

The only remaining downtown theater, The Retlaw is the last of the city theaters that was built in the first quarter of the twentieth century, the golden era of the cinema palace. Very restorable state only the imagination away from being repurposed.



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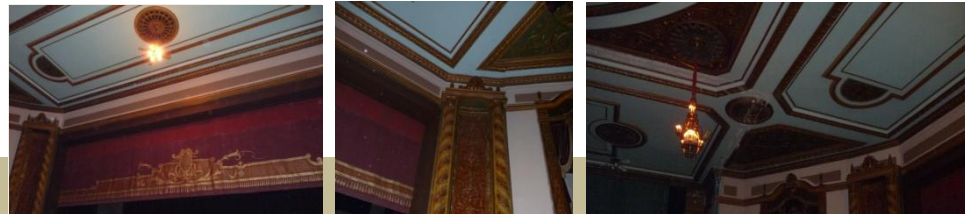
## SPECIFICATIONS The Retlaw Theater • 23 S. Main St.

<b>Main Theater Overview</b>	<b>7,200 + SF</b>
Design	Art Deco
Architects	Chicago- George L & C.W. Rapp
First Opened	December 26, 1925
Construction	Original Firms
- Builder	Immel Construction Co. - FDL
- Plumbing/HVAC	J.F. Ahern Co. - FDL
Original Owner	Saxe Amusement Enterprises
Financed By	Walter Schroeder

<b>Main Theater Interior</b>	<b>Overview</b>
Original	Lavish & Ornate
Today	80% Intact - Very Restorable
Auditorium Size	Approx. 96' x 81'
Seating	Opera Chairs
Seating Capacity	600+
Lighting Design	Chandelier / Wall Sconces
Stage	Proscenium - 48' W x 22' H
Stage Lighting	Historic Lighting Panel & Levers
Ceilings	Original Design Intact
Ceiling Height	20' +



At the time, the Retlaw was the largest single-floor theater in Wisconsin.



Rare Historic Opportunity!

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# 5 Sheboygan Street

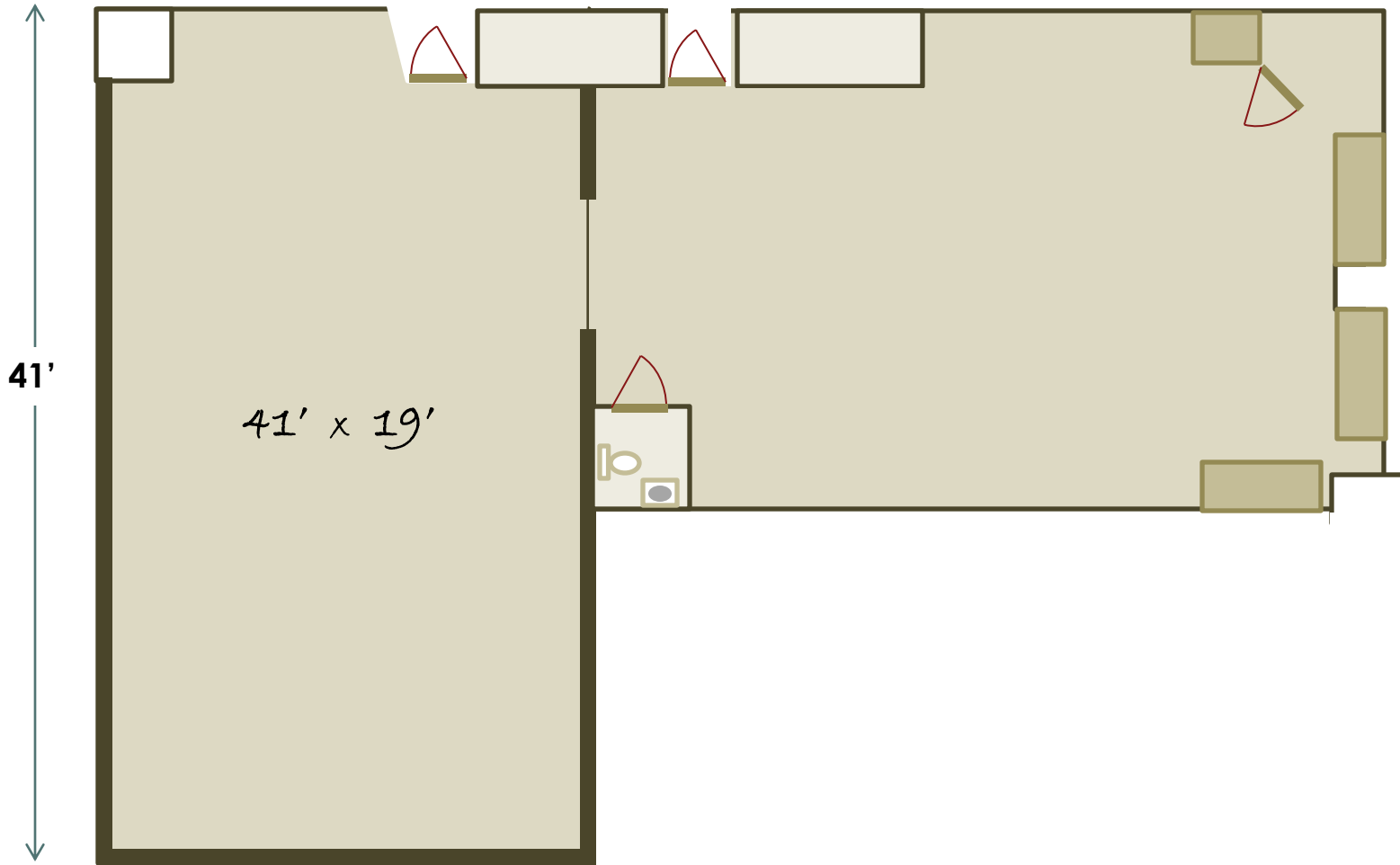
First Story • Floor Plan

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Sheboygan Street

S. Main Street



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# 7 Sheboygan Street

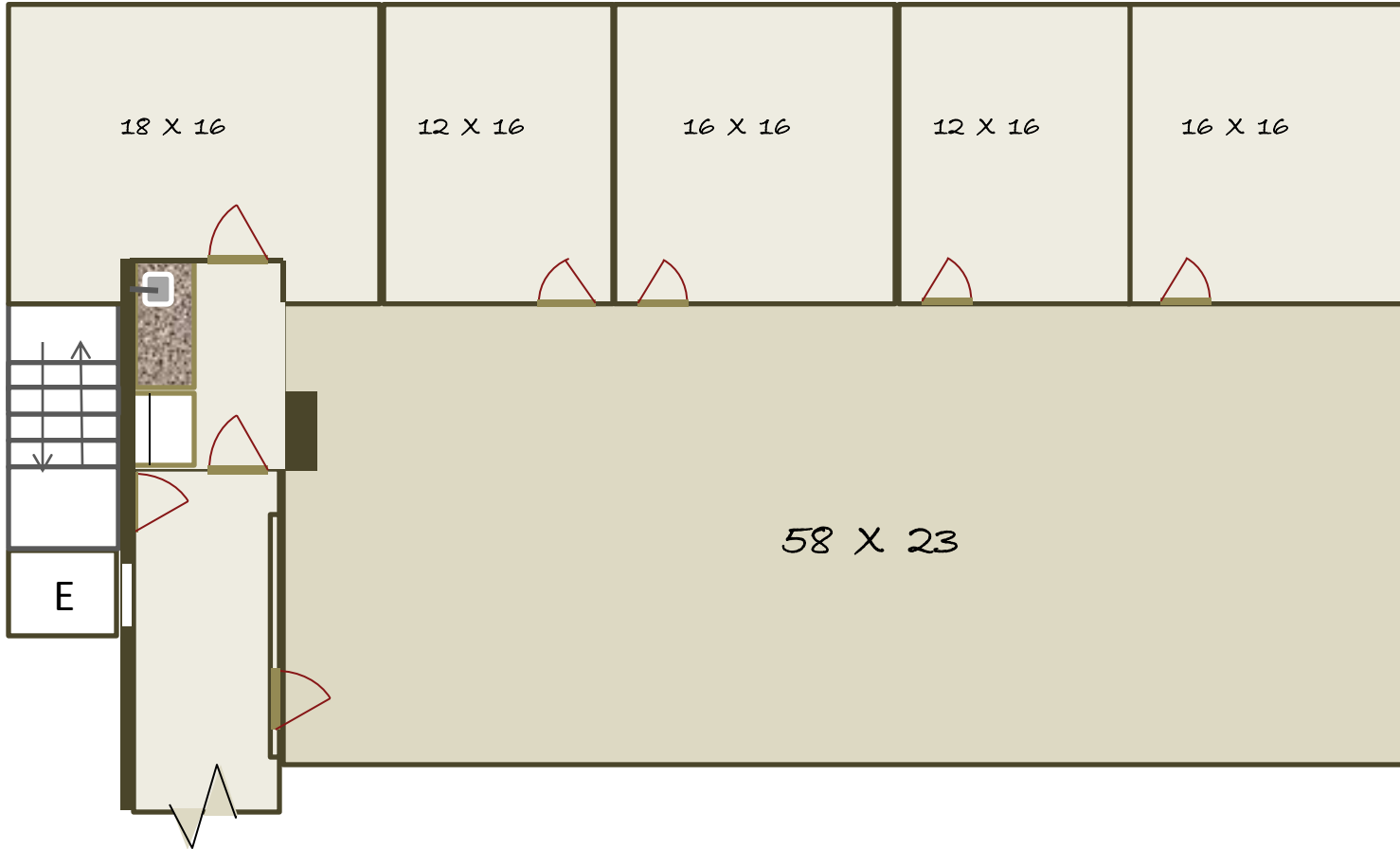
Second Story • Floor Plan

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Sheboygan Street

S. Main Street

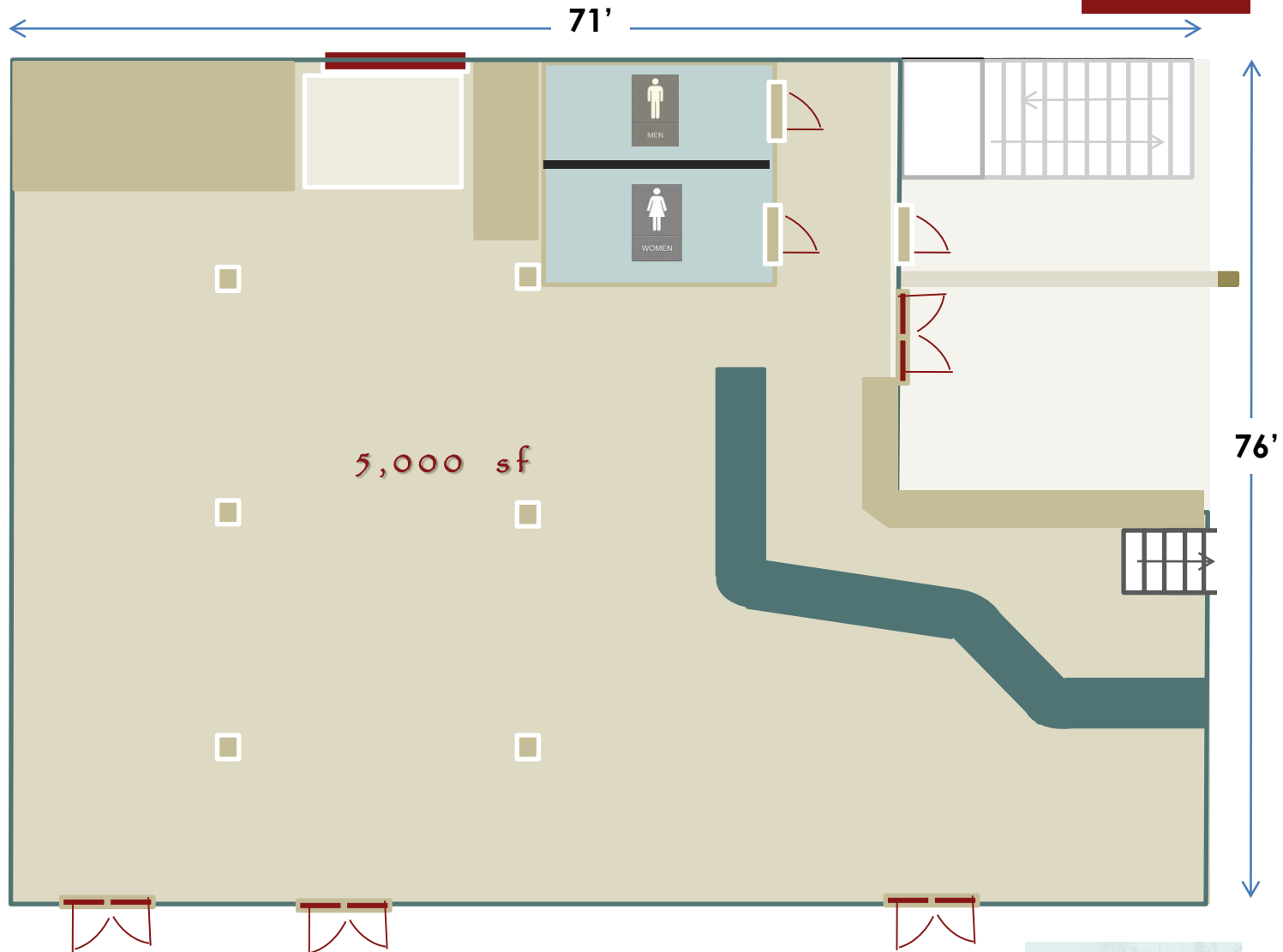


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# 27 S. Main Street

Main Level • Floor Plan

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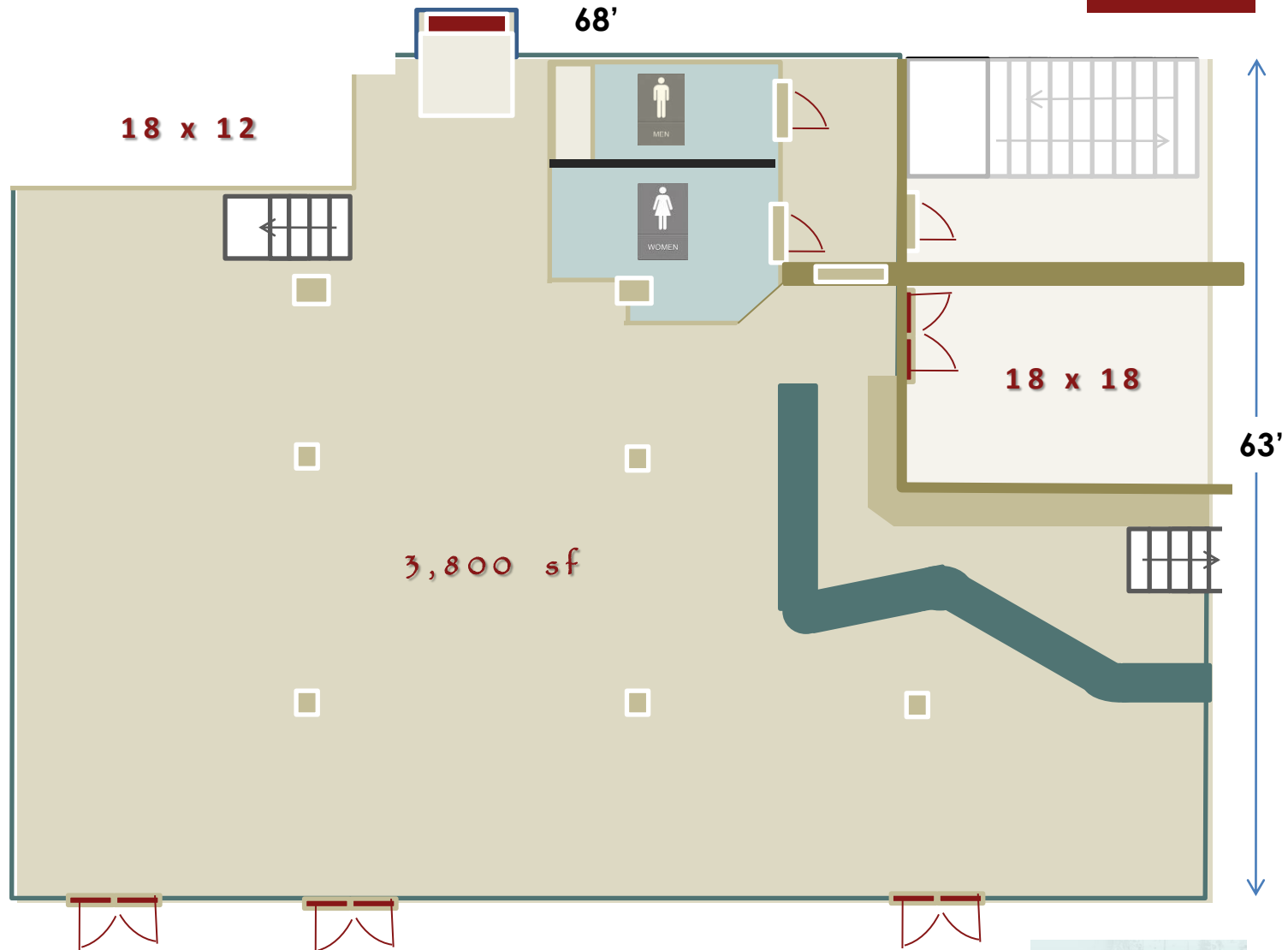


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# 27 S. Main Street

Main Level • Floor Plan

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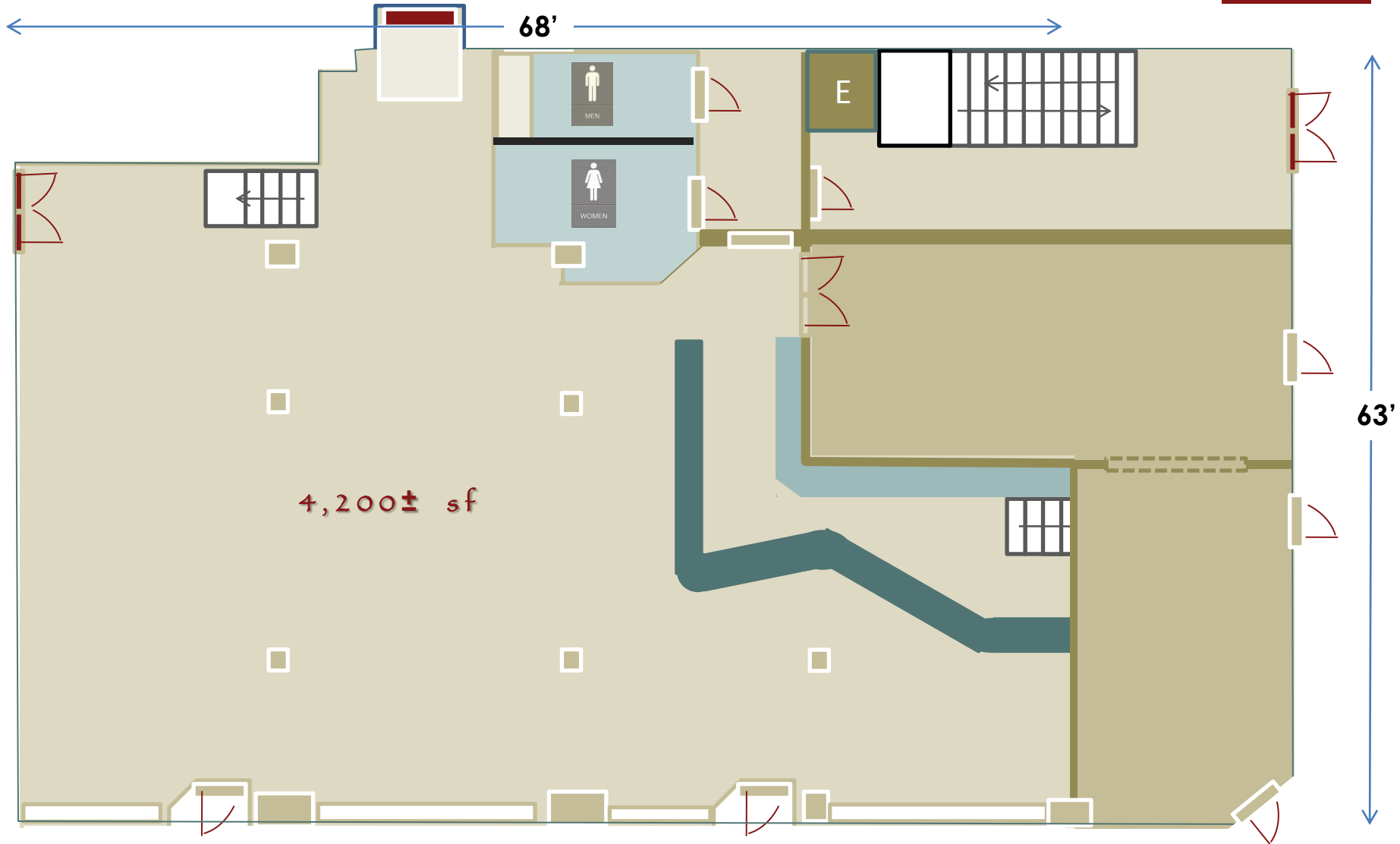
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# 27 S. Main Street

## Main Level • Floor Plan

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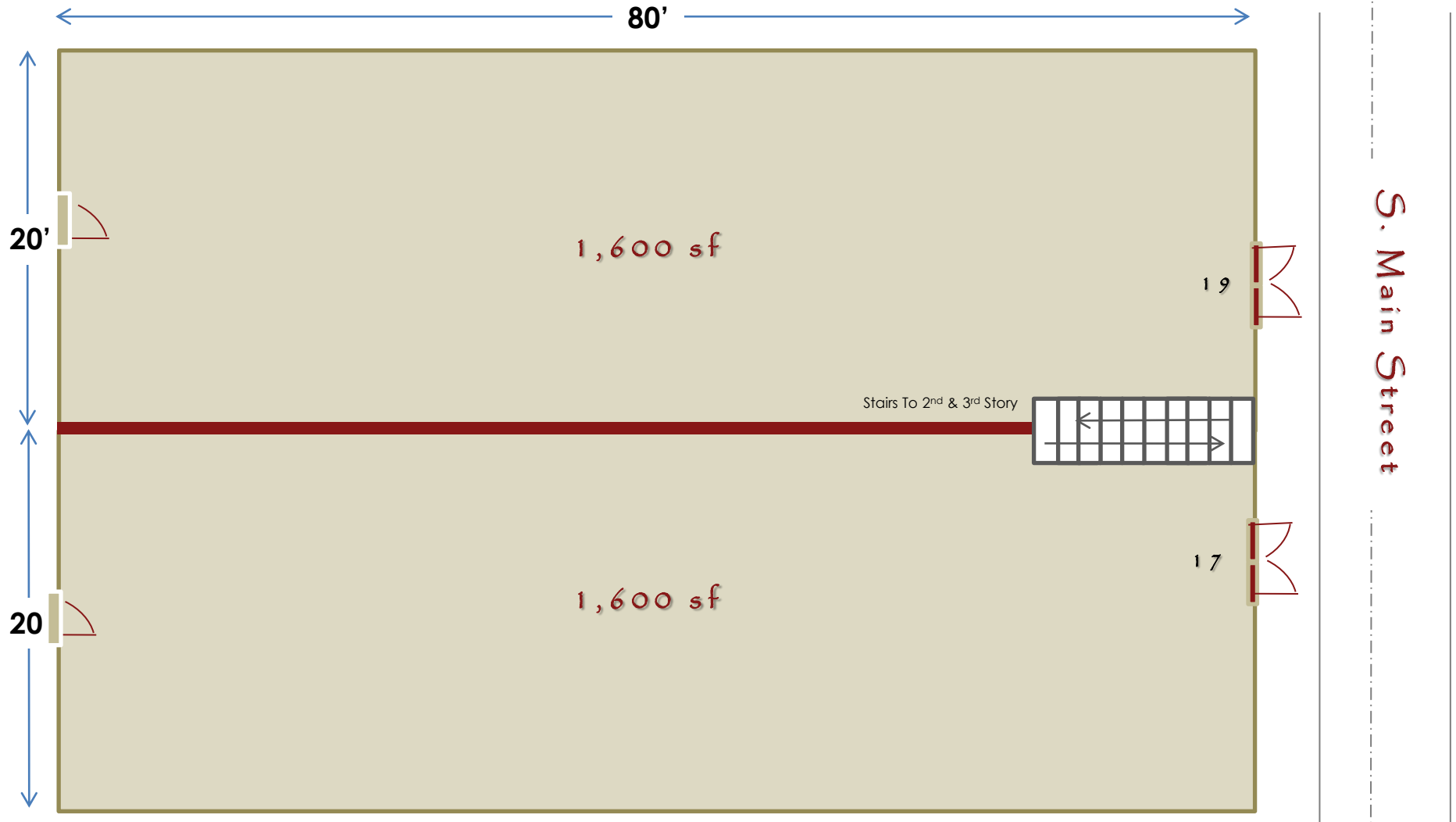
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# 17 & 19 S. Main Street

Main Level • Floor Plan

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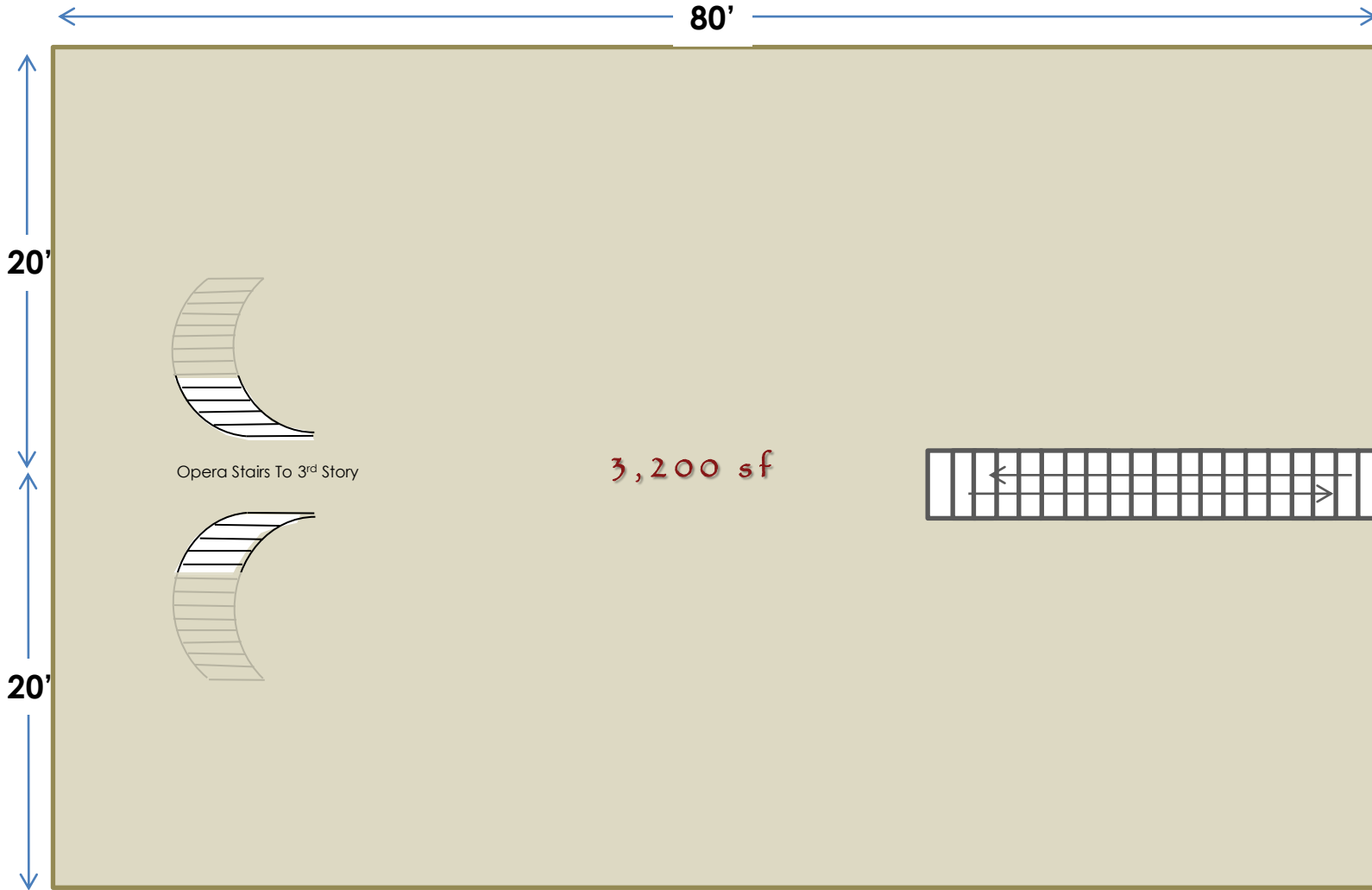


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# 17 & 19 S. Main Street

2<sup>nd</sup> Story • Floor Plan

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S. Main Street

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DOWNTOWN FOND DU LAC

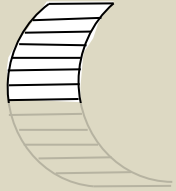
# 17 & 19 S. Main Street

3rd Story • Floor Plan

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80'



Opera Stairs To 3<sup>rd</sup> Story

3,200 sf

S. Main Street

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# Snapshot Entire Site

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## Street Level

S. Main Street

Portland Street

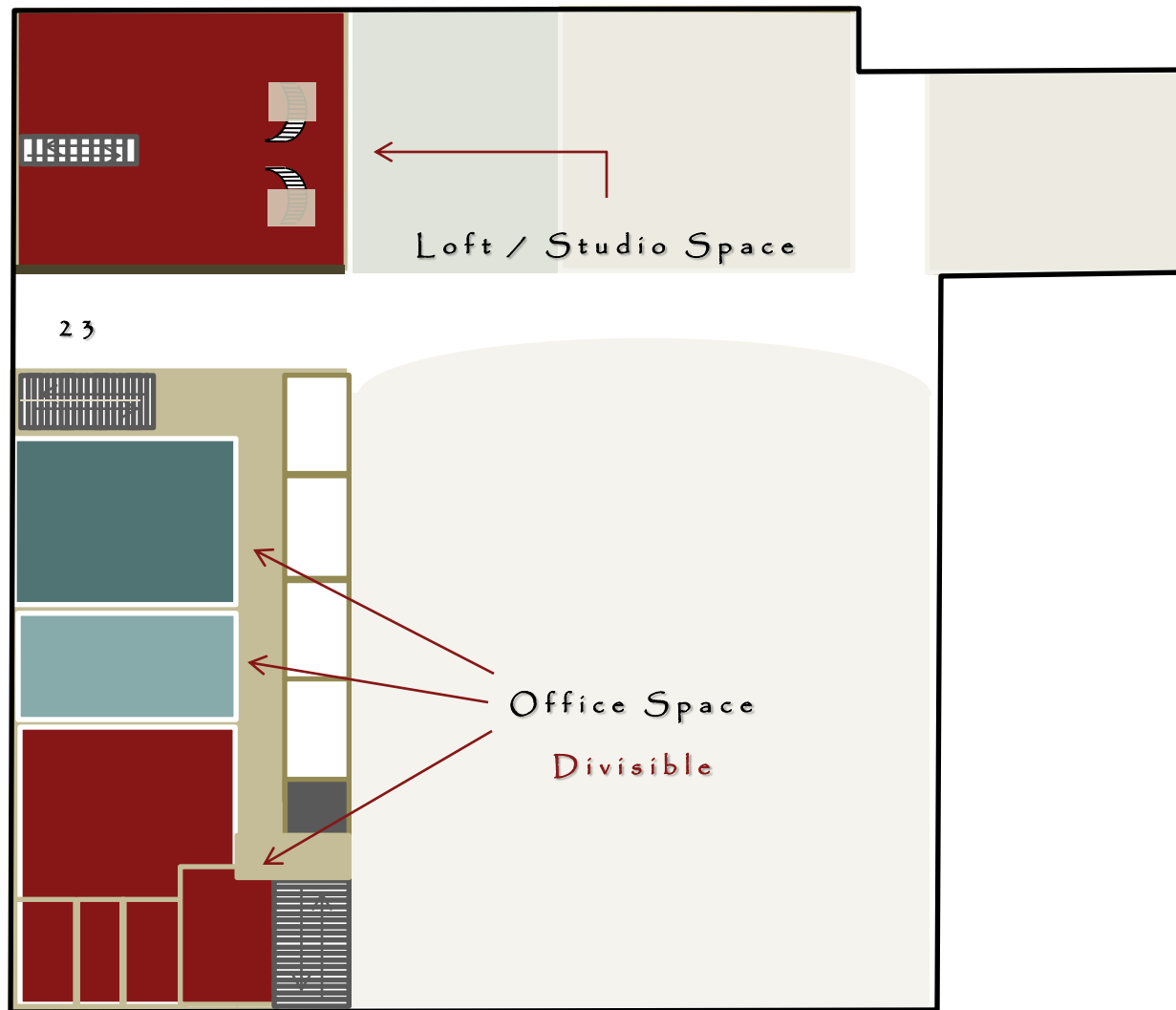
Sheboygan Street



## Second Story

S. Main Street

Portland Street



Sheboygan Street

# Third Story

S. Main Street

Portland Street

Sheboygan Street

