

~~\$~~ 250,000

OFFICE SPACE FOR SALE / RENT
310 5TH STREET RACINE, WI 53403



SIZE: 342 SQ FT. TO 1,040 SQ FT
ROOMS: 2, 3, AND 4 ROOM SUITES
UTILITIES: HEAT, SEWER, WATER INCLUDED
LEASES: NEGOTIABLE
RENT: RANGE FROM \$400/MO TO \$750/MO
STORAGE: HALLWAY STORAGE ROOMS AND BASEMENT
LOCATION: QUIET BUSINESS LOCATION, WEST OF THE RAMAC BUILDING
ZONING B-4
BUILDING 2 STORY BRICK - MODERNIZED
SIZE 5,600 SQ FT



MONTALBANO
REALTY

310 Fifth Street • Racine, Wisconsin 53403
Phone: 262-633-3730

Leonard J. Montalbano

Wisconsin Certified General Appraiser #51

COMMERCIAL • INDUSTRIAL • MULTIPLE FAMILY



MONTALBANO REALTY

COMMERCIAL

INDUSTRIAL

MULTIPLE FAMILY

310 Fifth Street

Racine, Wisconsin 53403

Phone: 414-633-3730

Fax: 414-633-4791

Dear Sir/Madam

The enclosed information sheet features a downtown 2-story office building available for sale and or rental. The interior and exterior have been nicely remolded and are attractive. The interior has a flexible floor plan and the various office suites can be realigned to change the number of rooms in each suite.

The building is located in a quiet area of downtown where most uses are for offices. The building can be utilized as an income property or as owner occupied with extra income to pay the debt service.

Financing is available to qualified buyer.

For additional information and inspection call:

Montalbano Realty
Attn: Len Montalbano
262-633-3730

Sincerely,



Leonard J Montalbano, Owner