



Colette Broadway
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212 Fourth St, City of Racine, WI 53403-1005

\$899,000

PROPERTY INFORMATION:

Type Comm: Office(s), Storage, Warehouse

Type Industrial:

Type Business:

Location: Business District, Free Standing, Near Public Transit

Industrial Park Name:

Est Lot Size:

County: Racine

Taxing Municipality: City of Racine

FINANCIAL INFORMATION:

Taxes: \$54,118/2018

Tax Key#: 00123000

Est Year Built: 1922 per Public Records

Zoning: B4

PROPERTY FEATURES:

Total Est Sq Ft: 66884 per Public Records

Lot Description:

Basement: Full

Parking: 20

Name of Business:

Year Established:

Occupied: Y

of Stories: 2

Proximity to Hwy: 7-10 Miles

Road Frontage: Mall Frontage, Paved Lot, Paved Road, Town/City Road

Terms/Misc:

Commercial/Industrial MLS# 1664202 Pin# 32031 Status: Active

Here's your chance to develop a piece of history! The Historical Journal Times building in Downtown Racine with Root River views is now available. Approximately 66,000 sq ft of office space, conference rooms, large warehouse area with 40' ceilings and a loading dock. Plus, additional 10,000 sq ft (approx) of climate-controlled warehouse space at 320 Wisconsin Ave and approximately 20 parking spots. Imagine the possibilities and book a showing today.

Directions: North on Main St and head west on Fourth St

Scheduled Gross Income: \$0

For Sale/Lease: Sale Only

Vacancy Allowance: 0%

Lease Amount: \$0

Gross Operating Income: \$0

Average Rent/Sq Ft: \$0

Net Operating Income: \$

Lease Expiration:

Total Operating Expenses: \$0

Security Deposit: \$0

Miscellaneous: Carpeting, Conveyor, Elevator, Freight Elevator, Inside Storage, Loading Dock, Office(s), Rest Rooms, Sprinkler System

Expenses Include: None

Licenses:

Sale Includes:

Terms/Misc:

Documents on File: Listing Contract, Other, Seller Condition

Inclusions:

Exclusions:

Listed By: Racine

Avg Ceiling Height: More than 30'

Truck Door Height: 9'-12'

Water/Waste: Municipal Sewer, Municipal Water

Heat/Cool: Central Air, Hot Water/Steam, Natural Gas

Exterior: Brick

Amp Service: 0 **Flood Plain:** No

Broker Owned: N **Cat 100:** N

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