

OFFICE / RETAIL BUILDINGS FOR SALE

DOWNTOWN SHEBOYGAN
SOUTH PIER DISTRICT

837 & 841 Riverfront Dr
Sheboygan, WI 53081



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OFFERING SUMMARY

ADDRESS	837 & 841 Riverfront Dr Sheboygan, WI 53081
TOTAL PARCEL SF	20,792 SF
TOTAL LAND ACRES	.85
YEAR BUILT	2000
TKN	59281110115

FINANCIAL SUMMARY

PRICE	\$1,650,000
PRICE PSF	\$79.36

This is a Planned Unit Development; offering flexible zoning from the City of Sheboygan.

Both land parcels are owned by the City of Sheboygan with oversight from the Sheboygan Redevelopment Authority.

PARCEL 1 & 2 FEATURES

TOTAL PARCEL SF	20,792
TOTAL LAND ACRES	.85
ZONING TYPE	BA-7 (Central Commercial)
PARKING SPACES	Ample
CONSTRUCTION	Wood Frame
NOTES	Sheboygan River frontage and Boardwalk Deck & porch with river view

PARCEL 1: 837 RIVERFRONT DR.

BUILDING SF	14,580
LAND ACRES	.46
NUMBER OF STORIES	(3) Three + finished loft

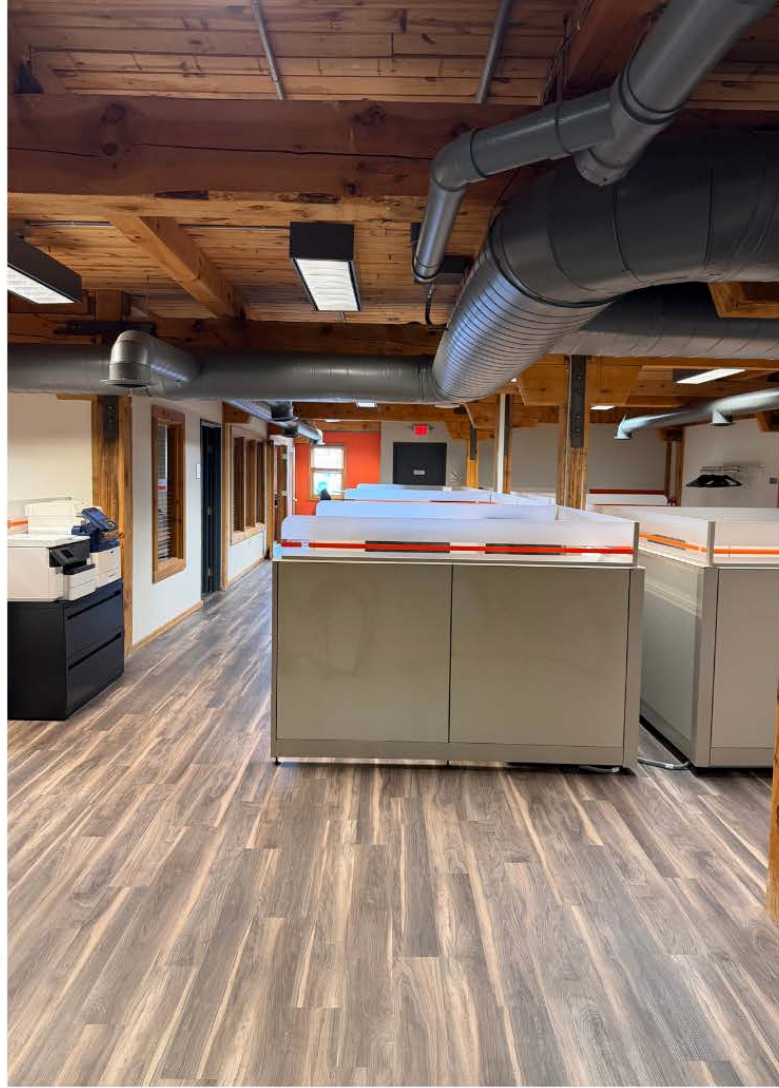
PARCEL 2: 841 RIVERFRONT DR.

BUILDING SF	6,212
LAND ACRES	.39

Located in the heart of Sheboygan's premier South Pier and Riverfront District, 837 & 841 Riverfront Drive offers a rare opportunity to acquire a landmark waterfront office campus totaling approximately 20,792 square feet on 0.85 acres. The property can accommodate a single corporate headquarters user seeking a prestigious waterfront presence or be divided for multiple tenants and investment strategies. Featuring direct Sheboygan River frontage, Riverwalk access, ample parking, exposed timber construction, outdoor gathering areas, and exceptional water views, the property offers a combination of character and functionality that is difficult to replicate.

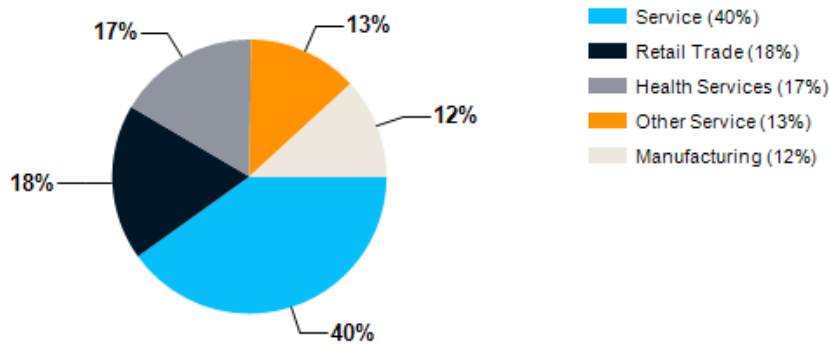
Positioned directly across the river from the renowned Blue Harbor Resort and surrounded by restaurants, hotels, entertainment, and Lake Michigan attractions, the property benefits from one of Wisconsin's most desirable waterfront business locations. Whether utilized as a headquarters facility, multi tenant office investment, or mixed use redevelopment opportunity, the property offers a unique blend of visibility, flexibility, and long term value in a thriving downtown environment.





- The property is located in the heart of Sheboygan's Riverfront District, a vibrant area known for its mix of commercial, residential, and recreational spaces.
- Nearby amenities include the Blue Harbor Resort and Conference Center, a popular destination for tourists and locals alike, offering lodging, dining, and entertainment options.
- The Riverfront District is also home to a variety of restaurants, shops, and galleries, providing a diverse range of experiences for visitors and residents.
- Outdoor enthusiasts can enjoy easy access to the Sheboygan Riverwalk, a scenic pathway that winds along the Sheboygan River and offers opportunities for walking, biking, and enjoying the waterfront views.
- The proximity to Lake Michigan further enhances the appeal of the area, offering opportunities for water-based activities, beach outings, and scenic views of the lake.

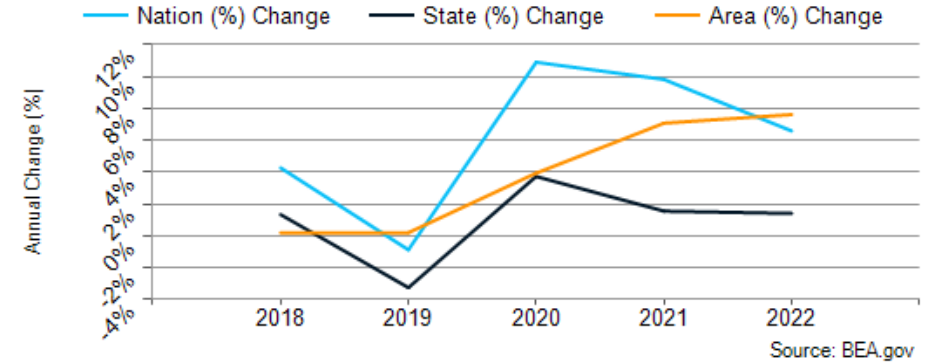
Major Industries by Employee Count



Largest Employers

Nemak - Gateway
Great Lakes Blue Printers Inc
Georgia-Pacific Corporation
AmericInn by Wyndham Sheboygan
Enzopac Inc
Tetra Tech Ec
Wharf
CLA (CliftonLarsonAllen)

Sheboygan County GDP Trend



COMMERCIAL LOCATION OVERVIEW

PERCENTILE CLASS:

MSA

ASSET CLASS:

Retail

Key location insights and market performance indicators for informed site selection and investment decisions.

OVERALL SCORE

785

HIGH

756 – 787

MSA PERCENTILE

77%

HIGH

75% – 78%



BUSINESS VITALITY

SCORE

819

VERY HIGH

783 – 1,000

MSA PERCENTILE

99%

VERY HIGH

78% – 100%



ECONOMIC PROSPERITY

SCORE

858

VERY HIGH

836 – 1,000

MSA PERCENTILE

76%

MEDIUM

75% – 79%



SAFETY

SCORE

733

MEDIUM

719 – 826

MSA PERCENTILE

37%

VERY LOW

40% – 61%



SPATIAL DEMAND

SCORE

701

HIGH

679 – 729

MSA PERCENTILE

8%

VERY LOW

40% – 58%



TRANSPORTATION

SCORE

602

LOW

585 – 714

MSA PERCENTILE

25%

VERY LOW

40% – 58%



LOCAL AMENITIES

SCORE

809

HIGH

805 – 859

MSA PERCENTILE

95%

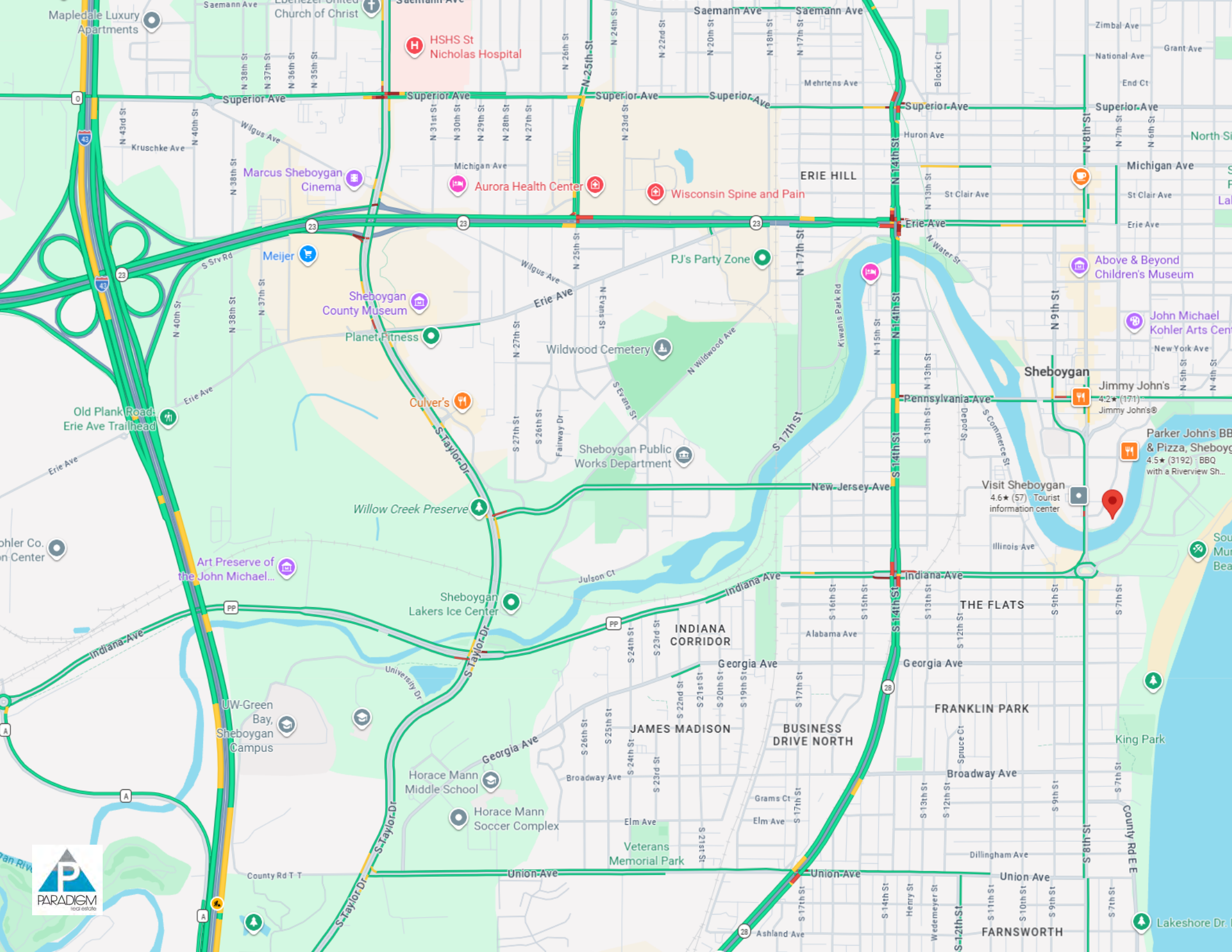
VERY HIGH

85% – 100%

Scores are based on a 0–1,000 scale. Percentiles compare performance relative to other MSAs.

Source: Catylist Commercial Location Score™





HSHS St Nicholas Hospital

Aurora Health Center

Wisconsin Spine and Pain

Marcus Sheboygan Cinema

Sheboygan County Museum

Planet Fitness

Culver's

Wildwood Cemetery

Sheboygan Public Works Department

Art Preserve of the John Michael...

Sheboygan Lakers Ice Center

INDIANA CORRIDOR

Georgia Ave

JAMES MADISON

Horace Mann Middle School

Horace Mann Soccer Complex

Veterans Memorial Park

BUSINESS DRIVE NORTH

FRANKLIN PARK

Broadway Ave

FARNSWORTH

ERIE HILL

Sheboygan

THE FLATS

King Park

Lakeshore Dr





STATE OF WISCONSIN BROKER DISCLOSURE



NON-RESIDENTIAL CUSTOMERS

Wisconsin law requires all real estate licenses to give the following information about brokerage services to prospective customers. Prior to negotiating on your behalf, the Brokerage Firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

The duty to provide brokerage services to you fairly and honestly, the duty to exercise reasonable skill and care in providing brokerage services to you, the duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law, the duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law, the duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties, the duty to safeguard trust funds and other property held by the Firm or its Agents, the duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see "Definition of Adverse Facts").

Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate is the subject of the transaction. To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON- CONFIDENTIAL INFORMATION: _____

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "Adverse Fact" is defined in Wis. Stat. 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

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No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction. Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.

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