



Property Type: Comm/Industrial
Status: Active
Taxes: \$1,978
County: Manitowoc
Seller Offers Concessions:

List Price: \$339,900
Tax Key: 0000651235
For Sale/Lease: For Sale Only
Est. Acreage: 0.11
Tax Year: 2025
Days on Market: 6

Est. Total Sq. Ft.: 3,652
Flood Plain: Unknown
Occ. Permit Required:
Zoning: B-1

Est. Year Built: 1957
Year Established:
Parking: 2
Occupied: N

Bus/Com/Ind: Commercial
Name of Business:
Industrial Park Name:
Lease Amount: \$ /
Avg Rent/SqFt: \$0

Sched. Gross Income: \$0
Gross Operating Inc: \$0
Net Operating Income: \$0
Total Operating Exp: \$0
Vacancy Allowance: \$

Directions:

Type Commercial: Retail; Special Purpose; Professional Service

Heating/Cooling: Natural Gas; Central Air; Forced Air

Location: Business District; Near Public Transit

Water/Waste: Municipal Water; Municipal Sewer

of Stories: 2

Municipality: City

Proximity to HWY: 0-1 Miles

Miscellaneous: Rest Rooms; Handicap Access; Office(s)

Road Frontage: Town/City Road; State Road; High Visibility; Paved Road; Near Public Transit

Occupied: Not Vacant; Owner Lease Back

Exterior: Vinyl; Stucco; Other

Basement: Full; Walk Out/Outer Door

Roofing: Rubber

Expenses Include: Other

Avg Ceiling Height: 8'-10'

Sale Includes: Real Estate

Truck Door Height: No Truck Door

Documents: Listing Contract; Seller Condition

Occupancy: See Listing Broker

Remarks: Outstanding commercial opportunity in a vibrant downtown location just minutes from the city center. This beautifully maintained building features a newer façade, attractive finishes, and over 3,600 square feet on each level. The main floor is home to a thriving salon and spa along with a pastry and cake shop, creating a welcoming destination for customers. The lower level offers seven private suites, two reception areas, and additional leased space, providing excellent income potential. Ideal for an owner-user, investor, or multi-tenant redevelopment. An adjacent city parking lot offers abundant, convenient parking. Business also for sale - See #1969739

Private Remarks: The salon and spa business is also for sale. All information obtained from third party sources.

Showing Information: Showing Time 855-207-7856 or use app

Excl. Agency Contract: N

Broker Owned: N

Electronic Consent: No

Limited/Unserviced: No

Named Prospects: N

Owner: MT Christensen Properties LLC

Listing Date: 07/01/2026

Expiration Date: 01/01/2027

Listing Office: Coldwell Banker Real Estate

Listing Agent: Matthew Mueller, Advantage Team

LA Address: 2406 Washington St

Group-Manitowoc: 7cbtre

CRS,GRI: 17751

Manitowoc, WI 54220

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URL: <http://www.coldwellhomes.com>

Email: mattmuellersells@gmail.com

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Prepared by Shaye Van on Monday, July 06, 2026 1:13 PM. Broker Attribution: 920-769-1600