



**Property Type:** Comm/Industrial  
**Status:** Active  
**Taxes:** \$1,499.74  
**County:** Manitowoc  
**Seller Offers Concessions:**

**List Price:** \$134,900  
**Tax Key:** 0000120611  
**For Sale/Lease:** For Sale Only  
**Est. Acreage:** 0.16  
**Tax Year:** 2025  
**Days on Market:** 2

**Est. Total Sq. Ft.:** 3,680  
**Flood Plain:** Unknown  
**Occ. Permit Required:**  
**Zoning:** Residential

**Est. Year Built:** 1969  
**Year Established:**  
**Parking:** 8  
**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:**

<b>Type Commercial:</b>	Retail; Office(s); Special Purpose; Professional Service	<b>Heating/Cooling:</b>	Natural Gas; Other
<b>Location:</b>	Corner; Free Standing	<b>Water/Waste:</b>	Municipal Water; Municipal Sewer
<b># of Stories:</b>	1	<b>Municipality:</b>	City
<b>Proximity to HWY:</b>	0-1 Miles	<b>Miscellaneous:</b>	Fixtures; Furniture; Paneling; Compressor; Rest Rooms; Inside Storage; Handicap Access
<b>Road Frontage:</b>	Town/City Road; High Visibility; Paved Road; Paved Lot	<b>Occupied:</b>	Vacant
<b>Exterior:</b>	Aluminum Siding; Steel Siding; Other	<b>Basement:</b>	Partial
<b>Roofing:</b>	Composition	<b>Expenses Include:</b>	None
<b>Avg Ceiling Height:</b>	8'-10'	<b>Sale Includes:</b>	Real Estate
<b>Truck Door Height:</b>	No Truck Door	<b>Documents:</b>	Listing Contract; Seller Condition
		<b>Occupancy:</b>	See Listing Broker

**Remarks:** Outstanding commercial opportunity near Neshotah Beach with beautiful East Twin River views. This prime waterfront-area property is nearly ready to open and well suited for a bar, pub, restaurant, lounge, or many other business uses. Recent improvements include a walk-in cooler, tap system, updated restrooms, electrical upgrades, and newer furnace. Large main bar area with Shoto refrigeration, plus a second bar, spacious dining/dance floor, stage, and lighting for events or live entertainment. Excellent location near the waterfront with strong visibility and endless possibilities. Zoned Waterfront Business.

**Private Remarks:** All information obtained from third party sources.

**Showing Information:** Showingtime - 855-207-7856 or use app. Bring flashlights.

<b>Excl. Agency Contract:</b> N	<b>Broker Owned:</b> N	<b>Electronic Consent:</b> No
<b>Limited/Unserviced:</b> No	<b>Named Prospects:</b> N	<b>Owner:</b> CROSSROADS SPIRITS INC <b>Listing Date:</b> 04/30/2026
<b>Listing Office:</b> Coldwell Banker Real Estate Group~Manitowoc: 7cbtre <b>Ph:</b> 920-769-1600 <b>Fax:</b> 920-769-1681 <b>URL:</b> <a href="http://www.coldwellhomes.com">http://www.coldwellhomes.com</a>	<b>Listing Agent:</b> Matthew Mueller, Advantage Team CRS,GRI: 17751 <b>Ph:</b> 920-242-6550 <b>Cell:</b> 920-242-6550 <b>Fax:</b> 920-769-1681 <b>Email:</b> <a href="mailto:mattmuellersells@gmail.com">mattmuellersells@gmail.com</a>	<b>LA Address:</b> 2406 Washington St Manitowoc, WI 54220 <b>LO License #:</b> 6849-91 <b>LA License #:</b> 55210-90

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