

ALL FIELDS CUSTOMIZABLE



MLS # 22603722
Class Commercial/Industrial
Type Real Estate For Sale
Area Other
Asking Price \$800,000
Address 135 W HURON STREET
City Berlin
State WI
Zip 54923
Municipality Berlin, City of
Status Active

Sale/Rent For Sale
Present Use Business
Building Sq Ft 10001-20000
Land Sq Ft 10001-20000



GENERAL

Agent - Agent Name	JOSH SLATON	Listing Office 1 - Office Name and Phone	FIRST WEBER - Local: 715 -341-6688
Agent - Phone Number	Phone: 715-496-0060	Listing Office 1 - Phone Number 2	FAX: 715-341-6861
Agent - License ID	86356-94	Listing Office 1 - License ID	833993-91
Listing Agent 2 - Agent Name and Phone	SKIBICKI, SLATON, BUSHMAN REAL ESTATE GROUP - Phone: 715-341-6688	Listing Office 2 - Office Name and Phone	FIRST WEBER - Local: 715 -341-6688
Listing Agent 2 - License ID	89686-94	Listing Office 2 - License ID	833993-91
Total Sq Ft	10528	EXA: Y/N	N
County	Green Lake County	EXC: Y/N	N
Tax PIN #	206001340100	Age	126
Listing Date	8/1/2026	Year Built	1900
Update Date	8/6/2026	Limited Service	No
Status Date	8/3/2026	Associated Document Count	2
HotSheet Date	8/3/2026	VOW Include	Yes
Price Date	8/3/2026	VOW Address	Yes
Input Date	8/3/2026 4:46 PM	VOW Comment	Yes
General Date	8/1/2026	VOW AVM	Yes
Listing Is Primary In	Green Lake-Ripon	Days On Market	5
		Cumulative DOM	5
		IDX Include	Yes

FEATURES

CONSTRUCTION Brick	MISCELLANEOUS Gas Hot Water Heater Utility Separate Meter Living Area In Building Inside Storage Display Window Security System High Traffic Location High Visibility Kitchen Area Public Rest Room Reception Area Smoke Detectors	LOCATION Business District WATER/WASTE Municipal Water Municipal Sewer SALE INCLUDES Lease(s) POSSIBLE USE Retail Business Mixed Use LEASE TYPE Month to Month	TENANT PAYS Electric ZONING Commercial BASEMENT Full Stone BUILDING TYPE 2 Story
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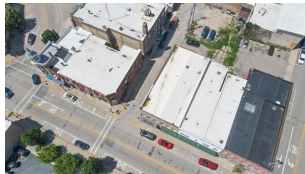
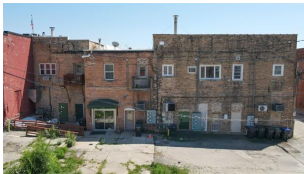
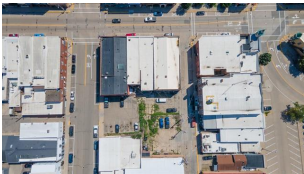
FINANCIAL

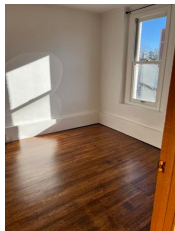
Directions	49/Broadway/W Huron	Original Price	\$800,000
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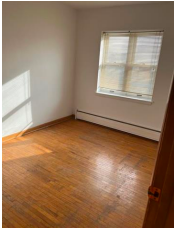
REMARKS

Remarks THIS IS 1 OF 2 SEPARATE LISTINGS. Fantastic mixed-use investment opportunity in the heart of Berlin, WI! Positioned directly along the city's main corridor, this high-visibility property benefits from steady traffic flow and excellent exposure for future retail, office, or specialty storefront use. This offering includes three connecting buildings featuring three main-level storefronts, six upper-level apartments, and an adjoining 12-space parking lot. The main level is currently owner-occupied and operated as one open-concept antique mall, creating a unique opportunity for an owner-user or an investor looking to lease all three as one storefront or three individual storefronts and unlock additional income potential. The upper-level apartments provide strong existing rental income with room for future growth. The three main-level storefronts offer significant upside income potential once leased. Numerous updates have been completed throughout the buildings and apartments, making this an appealing option for investors seeking both existing income and future growth. The listing price includes the buildings only. Business inventory will be removed unless negotiated separately. The owners of the successful main-level antique mall are retiring, creating a rare opportunity for a buyer to purchase the inventory separately and step into a fully stocked, revenue-ready business. This could be an excellent fit for an owner-occupant interested in antiques, collectibles, retail sales, and online resale opportunities. Inventory may be purchased through a separate bill of sale. Apartments pictures were taken prior to renting. Not all apartments are pictured. There is more inventory available that is not pictured. Additional investment potential is available just two doors down, where the same owners are separately offering three more buildings with six additional upper-level apartments. Two of those buildings are currently operated as antique storefronts with additional inventory, and one storefront is leased to a beauty salon. The sellers are open to selling all six storefronts and twelve upper-level apartments together as a larger portfolio opportunity. This information is compiled from miscellaneous sources and is believed accurate but not warranted. Neither the listing broker nor its agents, subagents or property owner are responsible for the accuracy of the information. Buyers are advised to verify all information. Listing agent is related to the Sellers

ADDITIONAL PICTURES







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