



Fond du Lac
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Fox Valley
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Green Lake
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713 S MAIN ST FOND DU LAC WI 54935-5729

\$255,000 MLS# 50243541

Listed by: Adashun Jones, Inc.

Work from home! Unique Business and Real Estate Opportunity is turnkey ready for you to stop renting and start owning! Catharine's Salon has been a successful beauty and styling salon for 12+ years in this location, appx 10 stations, w/6 available spots, the business will continue or may be converted into something new. The home that is included is appx 1132 sq ft 2BR 1BA and is rented month to month for \$800. Total bldg sq ftg with house and retail is appx 2294 sq ft on .22 acre lot with great parking both in front and back! Make your business highly visible and w/the convenience of a cash flow real estate rental or home included.

FEATURES

County	Fond du Lac
Muni.	City of Fond du Lac
Acreage	0.22
Source of Acreage Info	Assessor/Public Record
Zoning	Commerical
Taxes (2020)	3,950
Total Sq. Ft.	2,294
Age/Year Built	1958
Exterior Finish	Vinyl
School Dist.	Fond du Lac
Business Type:	Beauty/Barber, Other-See Remarks, Service
Foundation:	Block, Poured Concrete
Easements:	No
On Street Parking:	Onsite Parking, Street Parking

AMENITIES

Type.	Commercial/Industrial
Heating/Cooling	Central A/C, Forced Air
Waste	Municipal Sewer
Water	Municipal Public Water
Misc. Exterior	Onsite Parking, Street Parking

INCLUSIONS / EXCLUSIONS

Inclusions: See Seller's List
Exclusions: Seller & Tenant's Personal Property

DIRECTIONS

South on Main Street to address



This information, provided by seller, listing broker, and other parties, may not have been verified
In our opinion the information on this sheet is true but not guaranteed, and is subject to change or correction at any time.

