

**B 50137189 Active      222 S MAIN ST    City of Waupaca, WI 549811577**

**List: \$849,000**

Firm: 2810    Off: 0    Agt: 103036



<b>Prop Type:</b>	Business Opportunity	<b>Real Estate Only:</b>	Yes
<b>MLS Area:</b>	212 / Waupaca County	<b>Business Only:</b>	No
<b>County:</b>	Waupaca	<b>Lease:</b>	No
<b>City (Mailing):</b>	WAUPACA	<b>Lease Exp. Date:</b>	
<b>School District:</b>	Waupaca	<b>Water Access:</b>	No
<b>Net Taxes*/Tax Yr:</b>	\$7,774 / 15	<b>Land Survey:</b>	No
<b>Prop. Tax ID:</b>	34 19 82157 & 34 19 82152	<b>Sprinkler:</b>	No
<b>Zoning:</b>	Mercantile	<b>Railroad Nearby:</b>	No
<b>Business Type:</b>	Restaurant	<b>Highway Nearby:</b>	Yes
<b>Industrial Park:</b>		<b>Flood Plain:</b>	Unknown
<b>Trade Name:</b>	Simpsons	<b>Sidewalks:</b>	Yes
<b>Building Size:</b>		<b>Easements:</b>	No
<b>Airport Nearby:</b>	No	<b>Railroad Spur:</b>	No
<b>On Street Park:</b>	Yes		

Description	Data	Source of Data	
Lot Siz,Ftg/Sf(Pre 2007):			Waterfront: No
Est. Acreage:	.41	Assessor/Public Record	Body of Water:
Est. Lot Size:	X		Body of Water Type:
Est. Tot. SqFt. Lot:			Est. Water Frontage:
Lot Info.:			Src. of Frontage Data:

<b>Commercial Type:</b>	Retail	<b>Misc. Exterior Incl:</b>	Sidewalks , Onsite Parking , Street Parking , Paved Parking , Lighting
<b>Exterior Constr:</b>	Brick	<b>Misc. Interior Incl:</b>	Carpeting , Display Window , Restroom(S) , Living Space
<b>Foundation:</b>	Block	<b>Possession:</b>	
<b>Location:</b>	Corner , Shopping	<b>Floor:</b>	
<b>Stories:</b>	2	<b>Roads:</b>	City Street , Concrete
<b>Heating/Cooling:</b>	Forced Air , Central A/C	<b>Water:</b>	City Water
<b>Roofing:</b>		<b>Waste:</b>	Sewer
<b>Basement:</b>	Full	<b>Seller Financing:</b>	None
<b>Truck Door:</b>	None	<b>Acreage:</b>	
<b>Height:</b>		<b>Other Water Feat:</b>	None
<b>Ceiling Height:</b>			
<b>Directions:</b>	On the corner of Main and Badger St		
<b>Remarks:</b>	Family owned restaurant for three generations. Simpsons Restaurant is a true Waupaca hot spot with a vast menu serving entrees from decadent burgers to fresh lobster & seafood with an extensive beer and wine selection! The venue has room for everyone at its large bar, outside deck, lounge with wood burning fireplace and two intimate dining rooms. Rental income from the two upper level apartments		

<b>Est. SqFt Bldg:</b>	8166	<b>Amps / Phase:</b>	/	<b>Door #1:</b>	-
<b>Est. Manufact. SF:</b>		<b>Ceiling Height:</b>		<b>Door #2:</b>	-
<b>Est. Office SF:</b>		<b>Ad Code:</b>		<b>Door #3:</b>	-
<b>Est. Warehouse SF:</b>		<b>Power Expense:</b>		<b>Door #4:</b>	-
<b># Restrooms:</b>	2	<b>Repair Expense:</b>		<b>Door #5:</b>	-
<b># Parking Spaces:</b>		<b>Insur. Expense:</b>			
<b>Sanitary Sewer Size:</b>		<b>Heat Expense:</b>			
<b>Storm Sewer Size:</b>		<b>Water Expense:</b>			
<b>Water Main Size:</b>		<b>Mgmt Expense:</b>			
<b>Blueprint Plan:</b>		<b>Total Expense:</b>			
<b>Blueprint Year:</b>		<b>Licensee Inter.:</b>	No		

**Dim - Loading Dock**

Listed By: RE/MAX Lyons Real Estate



**Prepared by: Steve Huhta**  
**RE/MAX Lyons Real Estate**  
**206 W Fulton St**  
**Waupaca WI 54981**

**Email :** steve@lyonsrealestatewi.com  
**Preferred Ph# :** (920) 889-9989  
**Off. Ph# :** (715) 258-9565



www.lyonsrealestatewi.com

The information contained herein is provided for general information purposes only and if material to the user should be verified by the user or by a qualified expert. \*Taxes may not include Special Assessments or additional Municipal fees. CAUTION: Buyer should verify total square footage formula, total square footage/acreage figures, land, building or room dimensions, if material. Below-grade areas may not meet building code housing requirements. Equal housing opportunity listing.

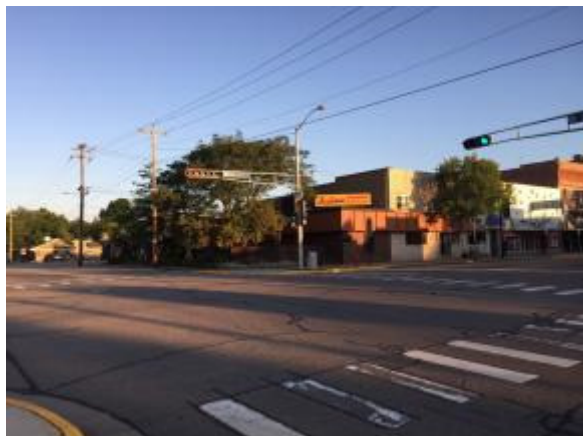
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LP: \$849,000

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Prepared By: [Steve Huhta](#) / RE/MAX Lyons Real Estate  
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