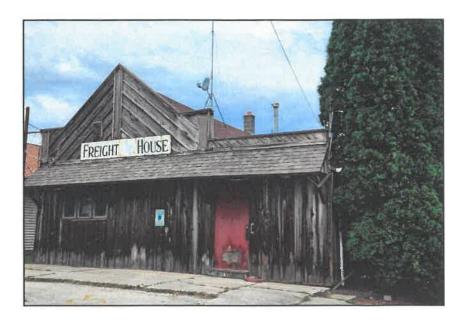


(920) 923-5556

Please Visit Our Website At www.ppfdl.com



Address: 44 Marcoe St., N Fond du Lac

Price: \$169,900 **Lot Size:** .69 Acre **Sq. Ft:** 4484

Style: 2 Story **Age:** 1969 **Taxes:** \$1,200.95–'23

Exterior: Wood Water Heater: Gas Ave. Utility Cost: TBD

Schools: N Fond du Lac Garage: None

Heat: Gas FA Air: Central Basement: Part/Crawl

Sanitary: Sewer Water: Municipal Flood Plain: No

Directions: Main to Scott, W to Prospect, N to Harrison, E to Wisconsin Ave, N to Marcoe, R to

Address.

Room Sizes:

BAR			<u>Upper Apartment</u>				
Bar:	32'11	Х	19'3	Living Room:	17'7	Х	12'5
Kitchen:	21'6	X	15'5	Kitchen:	21'9	X	12'2
Dining Room:	33'2	X	10'1	Bedroom:	13'	X	9'11
Dining Hall:	42'6	x	24'6	Bedroom:	12'6	Х	11'6
Storage Area:	13'10	х	12'	Bedroom:	10'9	х	9'1

Inclusions: Kitchen equipment, tables, chairs, tap box, any items left in the restaurant.

Exclusions: Signs. Seller/Tenants personal property.

Additional Information:

This has other possibilities than a restaurant. Has a gorgeous 3 bdrm apartment and the dining room from this restaurant would make a great space for another 3 bedroom apartment.

^{*}In our opinion the information shown on this sheet is true, but not guaranteed and is subject to change or correction.