



(920) 923-5556

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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:

<u>BAR</u>			<u>Upper Apartment</u>		
Bar:	32'11 x	19'3	Living Room:	17'7 x	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 x	11'6
Storage Area:	13'10 x	12'	Bedroom:	10'9 x	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.**