



Property Type: Comm/Industrial
Status: Active
Taxes: \$0
County: Manitowoc
Seller Offers Concessions:

List Price: \$11
Tax Key: 000141170
For Sale/Lease: For Lease Only
Est. Acreage: 1.26
Tax Year: 2026
Days on Market: 7

Est. Total Sq. Ft.: 3,100
Flood Plain: Unknown
Occ. Permit Required:
Zoning: I-2

Est. Year Built: 1957
Year Established:
Parking: 15
Occupied: N

Bus/Com/Ind: Commercial
Name of Business:
Industrial Park Name:
Lease Amount: \$ /
Avg Rent/SqFt: \$0

Sched. Gross Income: \$0
Gross Operating Inc: \$0
Net Operating Income: \$0
Total Operating Exp: \$0
Vacancy Allowance: \$

Directions:

Type Commercial:	Office(s); Special Purpose; Professional Service; Other	Heating/Cooling:	Natural Gas; Central Air; Forced Air
Location:	Corner; Free Standing; Other	Water/Waste:	Municipal Water; Municipal Sewer
# of Stories:	1	Municipality:	City
Proximity to HWY:	1-3 Miles	Miscellaneous:	Carpeting; Rest Rooms; Office(s)
Road Frontage:	Town/City Road; Paved Road	Occupied:	Vacant
Exterior:	Brick	Basement:	Partial
Roofing:	Other	Expenses Include:	None
Avg Ceiling Height:	8'-10'	Documents:	Listing Contract
Truck Door Height:	No Truck Door	Occupancy:	See Listing Broker

Remarks: Approximately 3,100 square feet of versatile first-floor commercial space for lease conveniently located near Froedtert Holy Family Memorial Hospital. The space features two private offices, two standard bathrooms, and two separate children's bathrooms from its previous use as a daycare. Ample on-site parking and green space provide added convenience and flexibility. Ideal for daycare, medical, office, service, or other commercial uses. Lease rate is \$11 per square foot annually, with additional square footage available to accommodate your needs.

Private Remarks: All information obtained from third party sources.

Showing Information: Showing Time 855-207-7856

Excl. Agency Contrct: N

Broker Owned: N

Electronic Consent: No

Listing Date: 09/04/2026

Limited/Unserviced: No

Named Prospects: N

Expiration Date: 02/04/2027

Listing Office: Coldwell Banker Real Estate Group~Manitowoc: 7cbtre

Ph: 920-769-1600

Fax: 920-769-1681

URL: <http://www.coldwellhomes.com>

Listing Agent: Matthew Mueller, Advantage Team CRS,GRI: 17751

Ph: 920-242-6550 **Cell:** 920-242-6550

Fax:

Email: mattmuellersells@gmail.com

LA Address: 2406 Washington St Manitowoc, WI 54220

LO License #: 6849-91

LA License #: 55210-90

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.

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Prepared by Shaye Van on Thursday, September 10, 2026 9:09 AM. Broker Attribution: 920-769-1600