

Commercial **208 WOLF RIVER PLAZA Suite #** **City of New London**
SC1900880 Expired **NEW LONDON , WI 54961**

\$575,000

List: **Edward Kane - PREF: 715-356-9521** of **First Weber Inc - OFFICE: 715-762-2232**
 Co-List: of
 Sell: of

Annual Lease Price
 Off: **121036886** Agt: **121918859**
 Ofc: Agt:
 Off: Agt:



Type Property For Lease
 AddtType
 PRLNUM
 Associated MLS #(s)
 County Waupaca
 MunSubArea None
 School-District
 Tax Net Amt \$8,671.00
 Tax Year
 Tax ID 793436
 AssmntTtl \$230,400
 AssmntYr
 SpecAsmnt
 Age Est (Pre2017) 21-30 YEARS
 Year Built Est 1890
 Source-Year Built Seller

IncPrdFarm
 Deeded Access
 RestrCov
 Flood Plain
 Ind Prk Nm
 Trade Nm
 Total Units in Bldg 1
 Ttl#Bldgs
 Zoning B1
 NetLeaseSF 9,180
 Utility Annual Expense
 Insur Ann
 NNN Annual Expense
 Fin Avail



Description	Data	Data Source	Description	Data	Data Source	Description	Data
Acres Est	0.18		Building SQFT	9,180	Assessor/Public Record	Est Warehouse Ceiling Hgt	
Lot Dimensions Est			Est Warehouse SQFT			Est Office Ceiling Hgt	
Lot SQFT Est			Est Office SQFT			Est Manufact Ceiling Hgt	
Water Frontage			Est Manufacturing SQFT			Est Resident Ceiling Hgt	
Water Body Name			Est Resident SQFT			Est Showroom Ceiling Hgt	
Water Type			Est Showroom SQFT			Est Retail Ceiling Hgt	
Est Water Frontage			Est Retail SQFT			Ceiling Height Min	8
# Public Restrooms		Amps/Phase	Door 1 Size		Loading Dock 1	Ceiling Height Max	30
# Private Restrooms		Parking	Door 2 Size		Loading Dock 2	Bank Owned/REO	
# Seating Capacity		OverHdDr	Door 3 Size		Loading Dock 3	Potential Short Sale	
			Door 4 Size		Loading Dock 4	Delayed Showings?	
			Door 5 Size		Loading Dock 5	Showings Begin Date	

Directions Located on Hwy 45 in Downtown New London. Highway 45 south into city or Hwy 45v north into city.

Remarks 208 Wolf River Plaza, New London, WI 54961, Waupaca County. A golden opportunity to own a piece of history. This is a Classic and Historic theatre in Down Town New London that has been a staple of the community for years. The original opera house was built in 18.. and has been renovated over the years. There are now a total of 4 digital theatres in the complex. Located right on a main road through New London,

Inclusions Theater equipment, per sellers list

Exclusions sellers personal property

Remarks-Private This is an opportunity to own a historic building. Once the great opera house, this building houses 4 digital theatres. The main theatre still is set to the classic setup.

Show Info

COMMERCIAL TYPE Recreation, WIREX Other

LOCATION Business District, Highway Nearby

LOWER LEVEL Partial Basement

HEATING FUEL TYPE Natural Gas

HEATING/COOLING Central A/C, Forced Air

WATER Municipal Public Water

STORIES 2

SALE INCLUDES Business Name, Equipment, Furniture, Inventory, Real Estate

LICENSES Other - See Remarks

TERMS INFORMATION WIREX Other

BUILDING PARKING Onsite Parking, Other - See Remarks, Paved

MISC EXTERIOR/INTERIOR Building Sign, WIREX Other

ListVisbl Confirmed **Agent - License** 86878-94
 Input Date **List Ofc 1 - CorpLin**
 List Date 3/14/2020 **Selling Price**
 Offer Date **Close Date**
 Pending Date **Financing Type**
 Expiration Date 3/14/2021 **SellConAmt**
 Off Market Date 3/15/2021 **Type Of Sale**
 Days On Market 366 **Misc Closed Info**

Electronic Consent Y **Board Entered**
Ad Code
VOW Include **Comm-Sub Agent** 4.0% %
Internet/IDX w/address **Comm-Buyer Broker** 4.0% %
VOW w/AVM **Variable Rate Comm** No
VOW w/Comment **Licensee Int/Broker Own** No
 Contract Type Exclusive Agency
 Limited Service No

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Farm Specific Data

Barn	Main Barn	Est Acreage-Total Farm	FSA Aerial Map in Docs
Outbuilding 1	Outbld1Des	Est Perm Pasture Acres	Soil Map in Assoc Docs
Outbuilding 2	Outbld2Des	Est Wooded Acres	FarmIndPresv/WdIndTaxCred
Outbuilding 3	Outbld3Des	Est Tillable Acres	FarmPresv/WdIndTaxCredExp
Outbuilding 4	Outbld4Des	Est Wetland Acres	CRP-Expiration
Outbuilding 5	Outbld5Des	Corn Base Acres (Yield)	CREP-Expiration
Outbuilding 6	Outbld6Des	Soybean Base Acre (Yield)	Rented-Expiration
Outbuilding 7	Outbld7Des	CRP-Acres	CRP-Payment
Outbuilding 8	Outbld8Des	CREP-Acres	CREP-Payment
		Est Rented Acres	Rented-Payment

Misc Farm Details

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