

2/15/2017

flexmls Web

Address: 323 Broad St Lake Geneva, Wisconsin 53147-1811 **Taxed by:** Lake Geneva**MLS #:** 1489395

Property Type: Vacant Land
Status: Active
Tax Key: ZA464600002
County: Walworth

List Price: \$399,000
Taxes: \$0
Tax Year: 2016
Est. Acreage: 0.28

1 Story SqFt Min: 0
2 Story 1st Flr SqFt: 0
2 Story SqFt Min: 0

Lot Description: 0.28 Acres
Flood Plain: No
Occ. Permit Required: N
Zoning: CentralBusiness

School District: Lake Geneva J1
High School:
Middle School:
Elem. School:

Subdivision:
Subd. Dues/Yr.: \$
Body of Water:
Days On Market: 205

Directions: From Downtown Lake Geneva: Head North on Broad St. toward W Main St. 323 Broad St. will be on the right

Topography:	Level	Buildings Included:	None
Location:	City	Miscellaneous:	Existing Sidewalk
Present Use:	None	Development Status:	Finished Lots
Utilities Available:	Electric; Gas; Telephone; Cable TV	Water/Waste Available:	Water Municipal; Sewer
Conveyance Options:	Sell in Entirety	Water/Waste Required:	Water Municipal; Sewer
Road Frontage:	Town/City Road; High Visibility; Paved Road	Occupancy:	Immediate
Zoning:	General Business		
Municipality:	City		
Documents:	Survey; Seller Condition; Listing Contract		

Remarks: Rare Commercial Lot In A Prime Downtown Lake Geneva Location. Ideal For Many Uses, Zoned Central Business. Level Parcel Is .28 Acre.

This Is A Great Time For You To Exercise Your Entrepreneurial Ideas ~ The Only Commercial Lot Available In Downtown Lake Geneva!

Private Remarks: The pole in the lot is in the process of being removed by Alliant Energy. Taxes are TBD due to recent lot line adjustment.

Showing Information: Register Buyers Full Name and Schedule through MLS Showing Time Icon on listing.

Sub Agent Comm: 2.4 %	Excl. Agency Contct: N	Broker Owned: N	Electronic Consent: Yes
Buyer Agent Comm: 2.4 %	Var. Comm.: N		
Limited/Unserviced: No	Named Prospects: Y		

Listing Office: Lake Geneva Area Realty, Inc.
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Ph: 262-249-3000
Fax: 262-249-3001
URL: <http://www.LakeGenevaAreaRealty.com/>

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LA License #: 65208-94

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 Dale Hibbard on Wednesday, February 15, 2017 10:20 AM.