

RESTAURANT - RETAIL

FOR SALE OR LEASE

# FORMER HARDEE'S RESTAURANT

Manitowoc, WI



This property is located on Calumet Avenue, a busy commercial artery. Situated on an outlot in Shopko Plaza, this location has excellent visibility with frontage on Calumet Ave. and would be ideal for a restaurant, night club, bank, credit union, office or retail.

## Key Facts

**Address:** 3405 Calumet Avenue  
Manitowoc, WI

**Site Size:** Approx. 185' x 150' (.63 acres)

**Building Size:** Approximately 6,800 sf

**Year Built:** 1979 (Remodeled 1992)

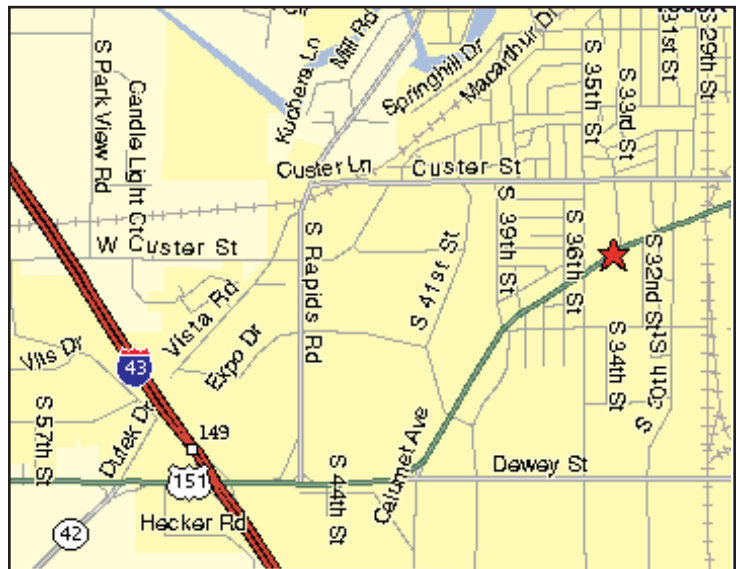
**HVAC:** Gas forced air, Central air

**Taxes:** \$12,054.00 (2002)

**Includes:** Drive-thru

**Sales Price:** \$585,000.00\*

**Lease Price:** Call for Details.



**MEERDINK**  
& ASSOCIATES, INC.

Brokers, Developers & Managers of Business Real Estate

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\*This is the current asking price but subject to change based upon final negotiations between the current Landlord and Tenant.