

Commercial Listing

Listing #C1589

Filmore Building
aka: Oxfords
217 N. Washington St
Green Bay, WI 54301

Price: \$695,000
Building Only
Equipment Lease Possible
Lease Real Estate \$5,000/mo

Terms: Cash at Closing

Information contained herein has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, to the accuracy of the information. References to age, square footage and/or financial information may be approximate. Buyer must verify the information and bear all risk for any inaccuracies.



MUST SEE! This Spectacular bar/restaurant is a 3-story building; a 2 story bar/restaurant with 3rd floor loft overlooking the second floor. This building features 6,340 sq ft with a beautifully appointed interior that reflects the elegance of an English pub; the previous tenant spent over \$630,000 on renovations.

The restaurant boasts a fully equipped kitchen including a food elevator to the second floor. There are 2 full bars; one on the main level and one on the second floor. The second floor also includes a dining area and restrooms. The third floor loft has booths and tables for dining.

The roof is built-up flat; flooring is both carpeting and hardwood. Heating and cooling is forced air.

This beautiful building is located on a busy thoroughfare in Downtown Green Bay within walking distance of banks, entertainment, City and Municipal buildings. There are numerous parking spaces available on Washington Street with a large parking lot across the street and a 6-story parking ramp a half block away.

Contact: Michael Schwantes
Commercial Brokerage Division



**Downtown Green Bay, is a growing, vibrant community.
With arts, entertainment, shopping, dining, service
businesses, parks, trails, and more.
Downtown Green Bay is more than a location
- it's a destination.**

Downtown Green Bay has millions of dollars in renovations. As part of a general revitalization planning, public spaces have been proven to attract business and tourism, provide cultural opportunities, encourage safe environments, improve and increase health and increase overall well-being.

Revitalization in Downtown Green Bay includes:

- The new 26-unit **Riverfront Lofts**. The modern, aesthetic look of this development plays a key role in the dramatic transformation of the Downtown District.
- The **Fox River State Recreational Trail**. Ideal for biking, walking/jogging and roller blade enthusiasts, the trail runs right past Riverfront Lofts and stretches 20 miles from Downtown Green Bay to the Brown/Calumet County line.
- **The City Deck**, a new \$12 million boardwalk will run for four city blocks, from Walnut Street to Main Street, and will have four platforms that extend up to 50 feet over the Fox River and will contain 660 feet of boat docking space. The City Deck will serve downtown by reacquainting the community to the Fox River and energizing a true renaissance, sparking the local economy, encouraging investment, and drawing a creative workforce to live, work and play at the water's edge. It will create a space where people of all backgrounds will be inspired to meet and mingle, bringing the community closer together and strengthening the social fabric to make Green Bay a better place to live.
- The **Children's Museum of Green Bay** will be breaking ground in the Spring of 2009 and will have 15,000 sq ft and 12 hands-on educational exhibit galleries.
- The **Meyer Theatre** is only 2 blocks away (within walking distance). The Meyer Theatre Corporation has plans on developing the property it owns at 111 S. Washington St. into a mixed-use, nine-story office complex. In 2007, the Meyer Theatre brought more than 50,000 people through its doors. The development is intended to broaden the entertainment experience for theatre attendees, benefiting them, the Downtown District and the community as a whole.

Additional Features of Interest:

- More than 10,000 people who work in the downtown area
- Remodeled hotel and office buildings are available
- The Walnut Street bridge has a traffic count of 12,300 in a 24 hour period.

Green Bay has consistently gained national recognition as a prime place to live according to quality of life and economic factors.



1st Floor Bar



Open Staircase



1st Floor Bar



Kitchen



Front Door



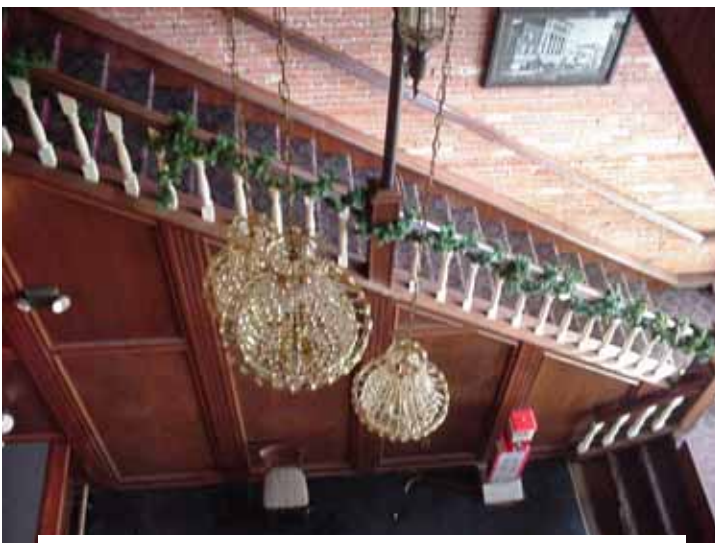
2nd Floor

3rd Floor (1/2 floor) Loft
(Open Staircase)

Front Door from 2nd Floor



2nd Floor Bar



Open Staircase to 2nd Floor



2nd Floor

DISCLOSURE OF REAL ESTATE AGENCY - C

1 THIS DISCLOSURE IS BEING PROVIDED BY Creative Business Brokers and
2
3 Michael Schwantes Firm Name ▲
4 Sales Associate▲ WHO ARE WORKING AS: Owner's Agent Buyer's/Tenant's Agent

5 Wisconsin Statute § 452.135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties,
6 the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party(ies) the broker represents, before
7 providing brokerage services to a party. This form is being provided to comply with that requirement.

DUTIES TO ALL PARTIES

8 Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a transaction (including
9 both clients and customers), a broker shall do all of the following:

- 10 (a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.
- 11 (b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.
- 12 (c) Disclose to each party all material adverse facts that the broker knows and that the party does not know or cannot discover through
13 reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.
- 14 (d) Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a
15 reasonable party would want to be kept confidential, unless the information must be disclosed under (c) or Wis. Stats. sec. 452.23
16 (information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party
17 whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information.
18 A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing
19 brokerage services to the party.
- 20 (e) Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a
21 reasonable time of the party's request, unless disclosure of the information is prohibited by law.
- 22 (f) Account for all property coming into the possession of a broker that belongs to any party within a reasonable time of receiving the property.
- 23 (g) When negotiating on behalf of a party, present contract proposals in an objective and unbiased manner and disclose the advantages
24 and disadvantages of the proposals.

DUTIES TO A CLIENT

25 Wisconsin Statute section 452.133(2) states that in addition to his or her duties under lines 8 to 24, a broker providing
26 brokerage services to his or her client shall do all of the following:

- 27 (a) Loyal represent the client's interests by placing the client's interests ahead of the interests of any other party, unless loyalty to a client
28 violates the broker's duties under lines 8 to 24 or Wis. Stats. sec. 452.137(2) (duties to all clients in multiple representation situations).
- 29 (b) Disclose to the client all information known by the broker that is material to the transaction and that is not known by the client or
30 discoverable by the client through reasonably vigilant observation, except for confidential information (see lines 14 to 19) and other
31 information, the disclosure of which is prohibited by law.
- 32 (c) Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement,
33 that are not inconsistent with another duty that the broker has under this chapter or any other law.

CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS

35 A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND
36 OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT
37 CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW (SEE LINES 14 TO 19). THE FOLLOWING
38 INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 39 1) MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452.01(5g) OF THE WISCONSIN STATUTES.
- 40 2) ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
41 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

42 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT
43 INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION" AT A LATER TIME, YOU MAY ALSO PROVIDE
44 THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

45 IF YOU WISH TO IDENTIFY SPECIFIC INFORMATION AS CONFIDENTIAL PLEASE COMPLETE THE "CONFIDENTIAL INFORMATION"
46 SECTION BELOW AND RETURN TO BROKER.

47 CONFIDENTIAL INFORMATION: _____
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Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin
Department of Corrections on the Internet at <http://www.widocoffenders.org> or by phone at 877-234-0085.

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Drafted by: Attorney Richard J. Staff
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