



For Sale & Lease

30,755 SF RETAIL BUILDING

The Historic Barden Building

622-628 58th Street
Kenosha, WI 53140

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Property Information

The Historic Barden Building | Kenosha, WI



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Property Information

An iconic fixture in downtown Kenosha, the historic Barden Building offers a rare opportunity to own one of the city's most recognizable commercial landmarks. Originally developed as a department store in 1910, the property's first floor has most recently been home to a brewery, creating a unique blend of historic character and modern commercial use. The second floor offers flexible space ideal for an owner-user or additional lease income, making the property well suited for a variety of office, retail, hospitality, or creative uses. Rich in architectural character and positioned in the heart of downtown, the Barden Building presents an exceptional investment and redevelopment opportunity with endless potential.

Building Size	+/- 30,755 SF
Lot Size	.25 Acres
Year Built/Renovated	1910/2020
Zoning	B-3 Central Business District
Stories	Two (2)
OpEx	+/- \$3.47 PSF
Sale Price	Contact Broker
Lease Rate	Contact Broker

- Turn-key restaurant and brewery.
- Located in the heart of downtown Kenosha.
- 2nd floor event space available.
- Lower level ideal for private events.



First Floor Plan

The Historic Barden Building | Kenosha, WI

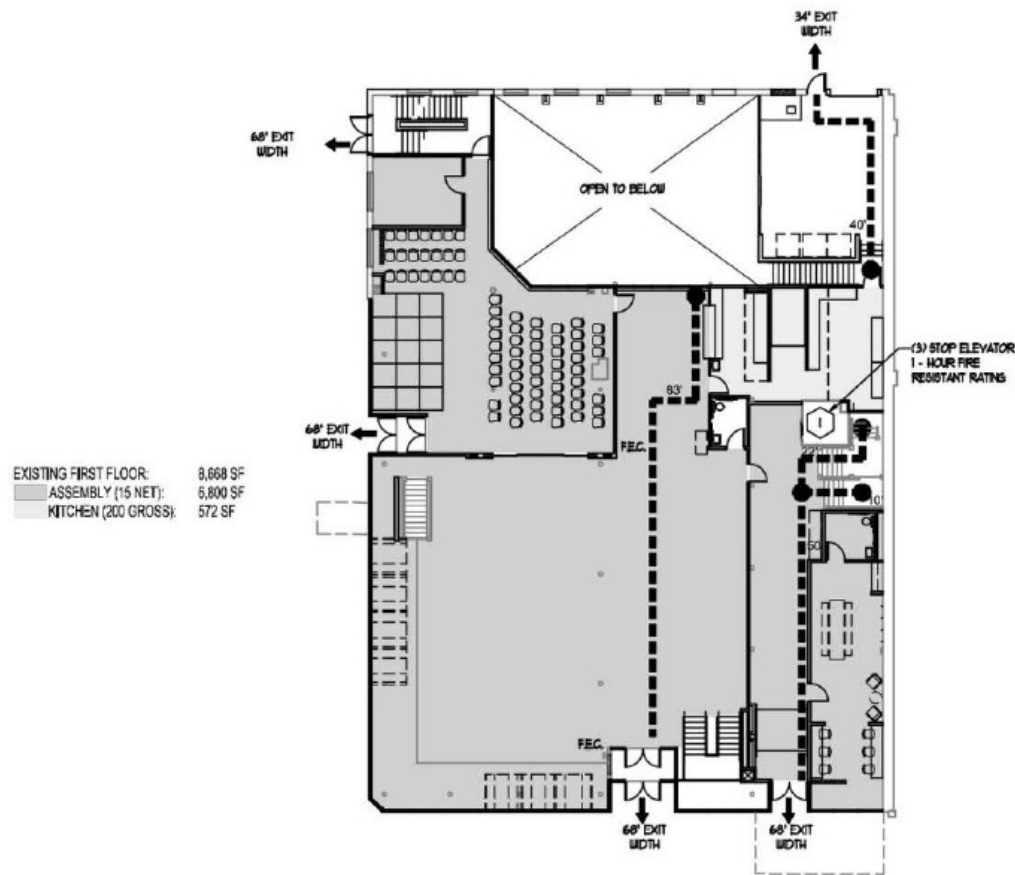


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FLOOR PLAN - FIRST FLOOR

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2 FIRST FLOOR PLAN
A01 1/16"=1'-0"

APPLICABLE CODES:

BUILDING CODE:
2015 IBC, IFBC, IRC, IFBC & IRC AS AMENDED BY CHAPTERS 28-30M PER SPS 38.18
INTERNATIONAL EXISTING BUILDING CODE-2015

CHAPTER 3: USE AND OCCUPANCY CLASSIFICATION

SECTION 302.1 ASSEMBLY GROUP A1
SECTION 302.2 LOW-RISING FACTORY INDUSTRIAL, GROUP F-2
PUBLIC GYM, EXERCISE EQUIPMENT, & AEROBIC EXERCISE HALL, AND OTHER RECREATION, EXCEPT THE DIRECT AND
INDIRECT FLOOR

CHAPTER 5: GENERAL BUILDING HEIGHTS AND AREAS

TABLE 502.1 ALLOWABLE BUILDING HEIGHTS ABOVE GRADE PLANE

OCCUPANCY GROUP A - TYPE I/II

LIMITED TO 10 STORIES

OCCUPANCY GROUP F - TYPE I/II

LIMITED TO 8 FT BY HEIGHT

LIMITED TO 10 STORIES

CHAPTER 6: TYPES OF CONSTRUCTION

SECTION 602.1 TYPE IV

TYPE IV CONSTRUCTION ARE THOSE TYPES OF CONSTRUCTION IN WHICH THE BUILDING ELEMENTS

ARE LISTED IN TABLE 601 ARE OF NONCOMBUSTIBLE MATERIALS.

TABLE 601 ALLOWABLE AREA FACTOR IN SQUARE FEET

A-2, TYPE IV, 50% = 10,000 SF

CHAPTER 10: MEANS OF EGRESS

BARBERS BUILDING

EXISTING SECOND FLOOR

ASSEMBLY (15 NET) 15,800 SF = 100 OCCUPANTS

BUSINESS (100 GROSS) 10,000 SF = 100 OCCUPANTS

KITCHEN (200 GROSS) 2,000 SF = 4 OCCUPANTS

EXISTING FIRST FLOOR

ASSEMBLY (15 NET) 6,800 SF = 40 OCCUPANTS

KITCHEN (200 GROSS) 572 SF = 3 OCCUPANTS

EXISTING BASEMENT FLOOR

ASSEMBLY (15 NET) 11,457 SF = 100 OCCUPANTS

INDUSTRIAL (100 GROSS) 6,040 SF = 11 OCCUPANTS

BUSINESS (100 GROSS) 1,076 SF = 11 OCCUPANTS

TOTAL

1,007 OCCUPANTS

MEANS OF EGRESS

100.3.1.1 MEANS OF EGRESS CAPACITY FACTOR OF 42 INCH PER OCCUPANT

1,007 OCCUPANTS X 42 INCHES = 42,294 INCHES REQUIRED

PROVIDED 212 INCHES

SECOND FLOOR MEANS OF EGRESS

40 OCCUPANTS X 42 INCHES = 1,680 INCHES

PROVIDED 1,140 INCHES

100.3.1.1 STAIRWAYS

EXCEPTIONS:
FOR OTHER THAN GROUP H AND I-2 OCCUPANCIES, THE CAPACITY, WIDTH
STAIRWAYS SHALL BE CALCULATED BY MULTIPLYING THE OCCUPANT LOAD
A MEANS OF EGRESS CAPACITY FACTOR OF 42 INCH PER OCCUPANT IN
WITH AN AUTOMATIC SPRINKLER SYSTEM INSTALLED IN ACCORDANCE WITH
AND AN EMERGENCY VOICED ALARM COMMUNICATION SYSTEM IN ACCORDANCE

SECOND FLOOR STAIRWAYS MEANS OF EGRESS

40 OCCUPANTS X 42 INCHES = 1,680 INCHES

PROVIDED 1,140 INCHES

100.1.1 TWO DOORS OR ONE ACCESS DOORWAYS

SECOND FLOOR MAXIMUM DOORWAY

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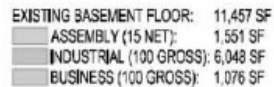
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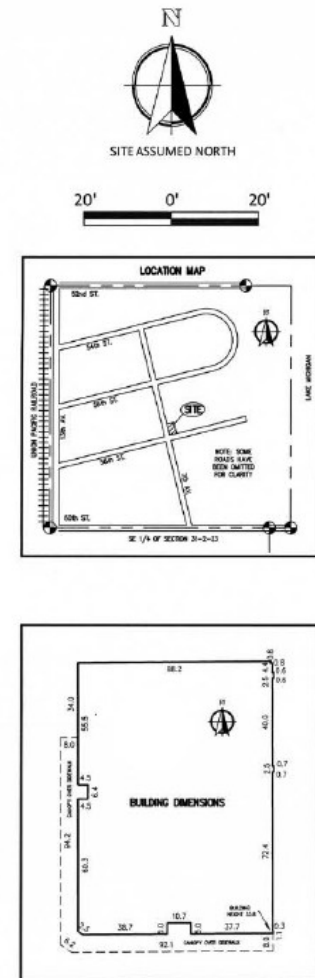
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LEGEND:

	ELECTRIC PEDESTAL	— SAN —	SANITARY SEWER
	ELECTRIC METER	— W —	WATER MAIN
	ELECTRIC LINE	— CM —	COMMUNICATION LINE
	ELECTRIC MANHOLE		LIGHT POLE
	GAS MAIN		MISC. MANHOLE
	GAS VALVE		FOUND CHISEL MARK
	SIGN		SET 7/8" NAIL
			SET CHISEL CROSS

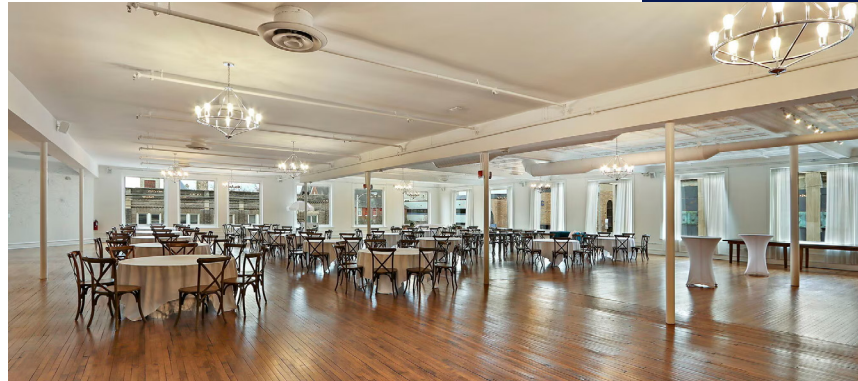
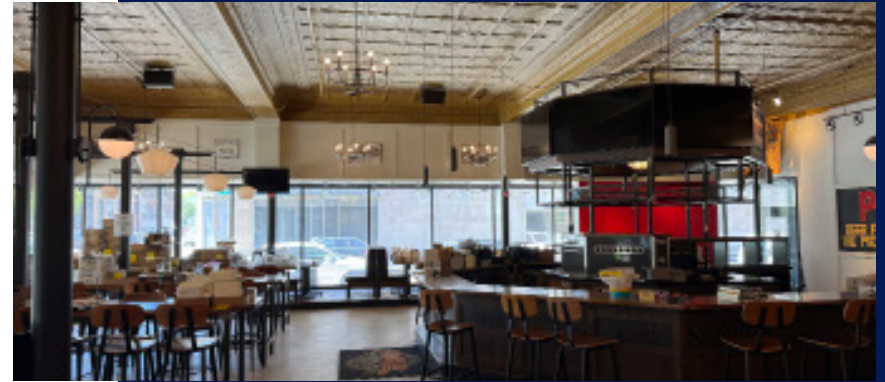


Property Photos

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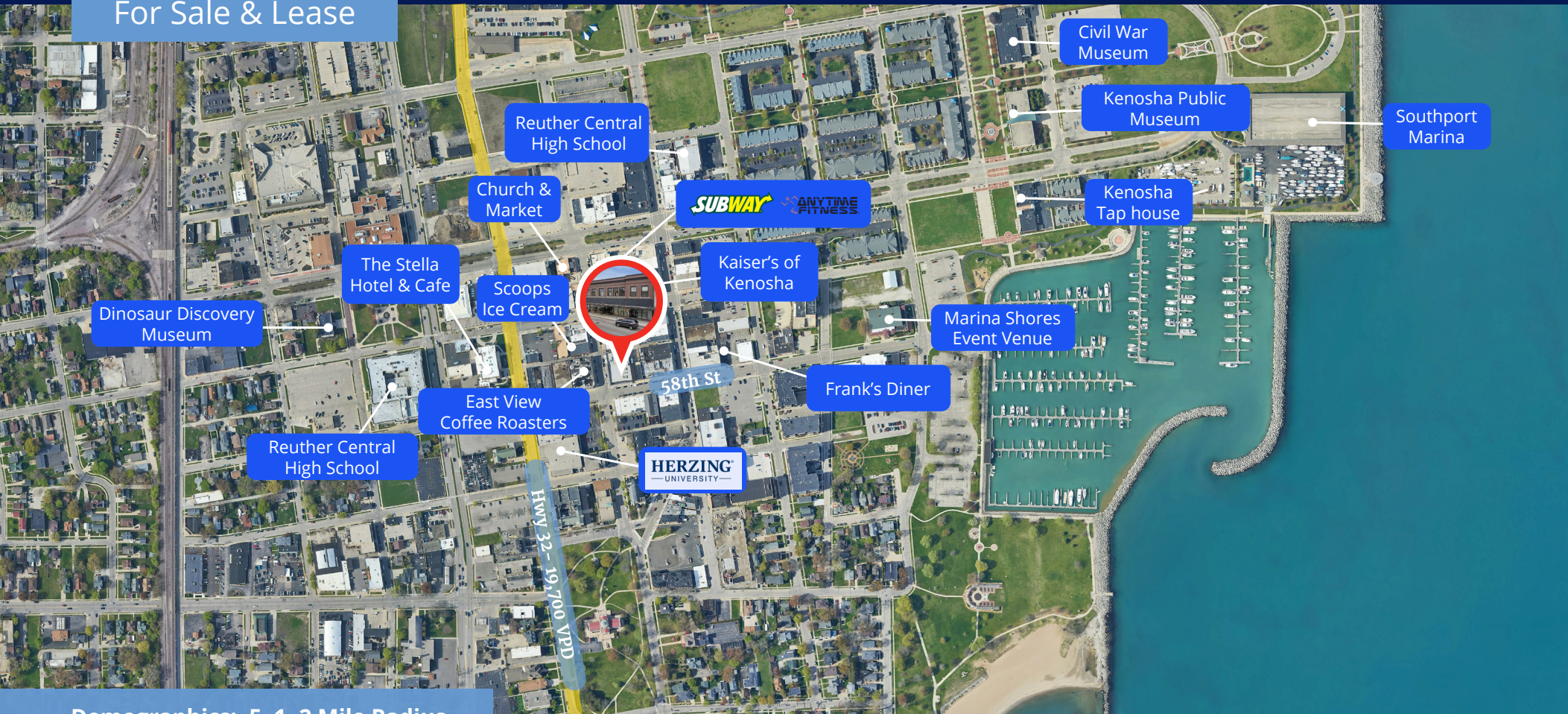


Area Amenities & Demographics

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Demographics: .5, 1, 2 Mile Radius

Total Population		Total Daytime Population		Total Households		Median Household Income		Workforce Population	
1 ^{MI}	14,639	1 ^{MI}	18,106	1 ^{MI}	6,261	1 ^{MI}	\$53,114	1 ^{MI}	6,680
3 ^{MI}	74,265	3 ^{MI}	65,245	3 ^{MI}	30,487	3 ^{MI}	\$70,267	3 ^{MI}	36,795
5 ^{MI}	108,228	5 ^{MI}	94,394	5 ^{MI}	44,863	5 ^{MI}	\$76,692	5 ^{MI}	54,970



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Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice or a professional home inspection contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01 (5g) of the Wisconsin Statutes.
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. 452.01 (5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement.

An "Adverse" fact is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

Sex Offender Registry

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://offender.doc.state.wi.us/public/>