

WELCOME TO

# Aston Flats

Elkhart Lake, Wisconsin

FULLY FURNISHED 4-UNIT INVESTMENT OPPORTUNITY

# Property Overview

Aston Flats is a thoughtfully constructed multi-unit property designed with durability, efficiency, and a modern industrial aesthetic in mind. The building combines high-quality materials, functional systems, and curated interior finishes to support both long-term use and short-term rental performance.

## Exterior & Construction

The property features durable Trespa siding and metal roofing, offering a modern look with low-maintenance longevity. A 4-car detached garage provides dedicated parking and added convenience for occupants and guests.

## Mechanical Systems

Heating is provided by a central boiler system, while each unit is equipped with individual mini-split systems for efficient heating and cooling control. A full sprinkler/fire suppression system is installed throughout the building for enhanced safety.

## Interior Finishes

Each unit showcases a cohesive modern industrial design, including:

- Custom cabinetry throughout
- Acid-stained concrete and engineered wood/LP flooring
- Tile showers
- Steel base trim and custom wall accents
- Curated custom artwork

These finishes were selected for both visual impact and durability, particularly suited for high-use environments such as short-term rentals.



# Unit Features



Spacious upper unit with open living areas and modern finishes throughout.

## Rapide

3 Bed | 2 Bath



Upper unit featuring private deck space overlooking Rhine Street.

## Vanquish

3 Bed | 2 Bath



Efficient lower unit designed for comfort and strong rental appeal.

## Vantage

2 Bed | 2 Bath



Flexible unit with attached space ideal for guest suite, office, or storefront use.

## Vulcan

1 Bed | 1 Bath

### Appliances & In-Unit Amenities

Each unit includes a full appliance package, highlighted by Liebherr refrigeration, along with stove, dishwasher, microwave, and in-unit washer and dryer.

Units are fully furnished and equipped for immediate use or rental.

# Flexible Lockout Suite with Commercial Potential

The Vulcan unit stands out with a rare and highly versatile layout, featuring an attached lockout space with a private entrance. Whether used as a guest suite, separate rental, office, or boutique storefront, it offers flexibility that goes well beyond traditional residential use.

Positioned near downtown foot traffic, this space creates a unique opportunity to live, work, and generate income all within one property—something rarely available in the Elkhart Lake market.



## Private Guest Suite

A fully functional extension of the unit that allows for additional guests or independent rental use.



## Rental Flexibility

Use as one combined unit or separate spaces to maximize occupancy and income potential.



## Commercial or Mixed-Use

Ideal for boutique retail, office use, or a service-based business in a high-visibility location.

4 Units | Fully Furnished | STR Ready | Walkable Location | Commercial Flex Space

# Guest Experiences

“ This was our 2nd stay at this property. A great space and convenient to everything in Elkhart Lake. Highly recommended!

Michael

“ We have stayed at a few different places in the area and this is the best one we have stayed at. Plenty of space to hang out and great location in town. Looking forward to renting again in the future.

Katie

“ This is the best it sets the bar for other properties. Perfect location; short drive to the track and walking distance to restaurants.

Shauna