



6610 W. Greenfield Avenue West Allis, WI

Building Size: ±8,976 SF

Sale Price: \$695,000

Parcel & Tax Information

Parcel Size: ±0.7 Acres

Tax Key #: 4390001032

Taxes - 2017: \$20,222.96

Property Features

- Excellent redevelopment opportunity in the heart of West Allis
- Located across the street from Mandel's The Market at Six Points mixed use development project
- 12,400 VPD on Greenfield Avenue

For more information

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tjanusz@mlgcommercial.com

Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated.

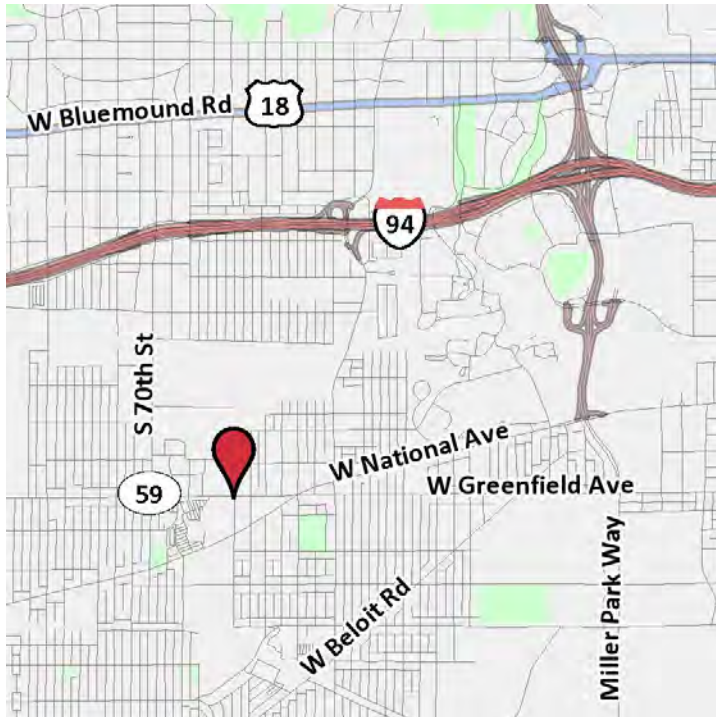
757 North Broadway Street, Suite 700
Milwaukee, WI 53202
414 347 9400
mlgcommercial.com
Offices in Milwaukee and Madison, WI

37764

6610 W.
Greenfield Ave.

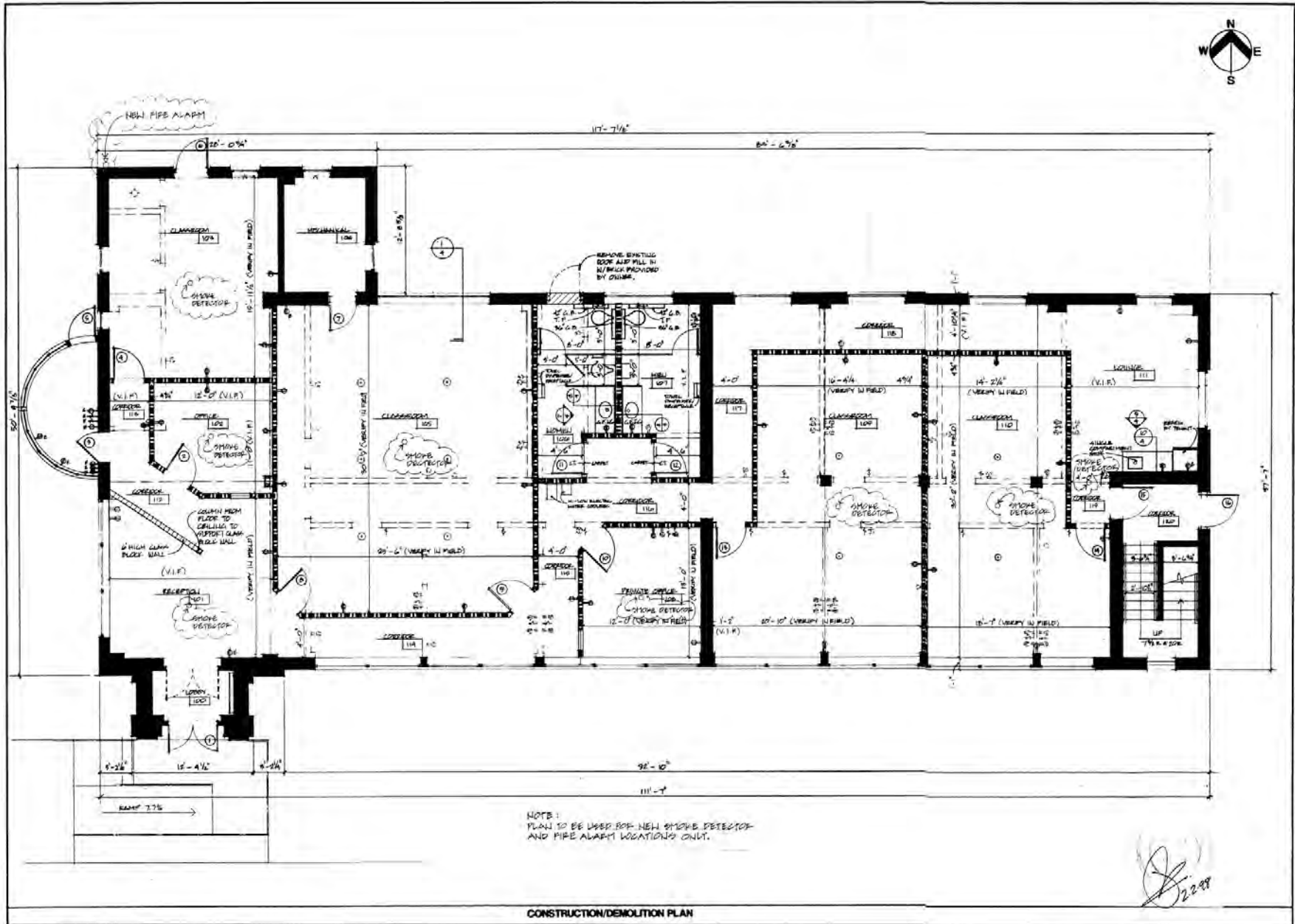
Demographics

	1 Mile	3 Miles	5 Miles
Population	24,821	18,,931	459,223
Households	10,786	74,552	181,359
Median HH Inc.	\$42,995	\$46,171	\$43,854
Employees	13,507	85,187	287,806



Building Features

Size:	±8,976 SF
Construction:	Masonry
Year Built:	1938
Floors:	2
HVAC:	Rooftop Units & Hydronic Heat
Zoning:	M-1 Manufacturing
Parking:	Ample
Utilities:	Municipal Sewer & Water

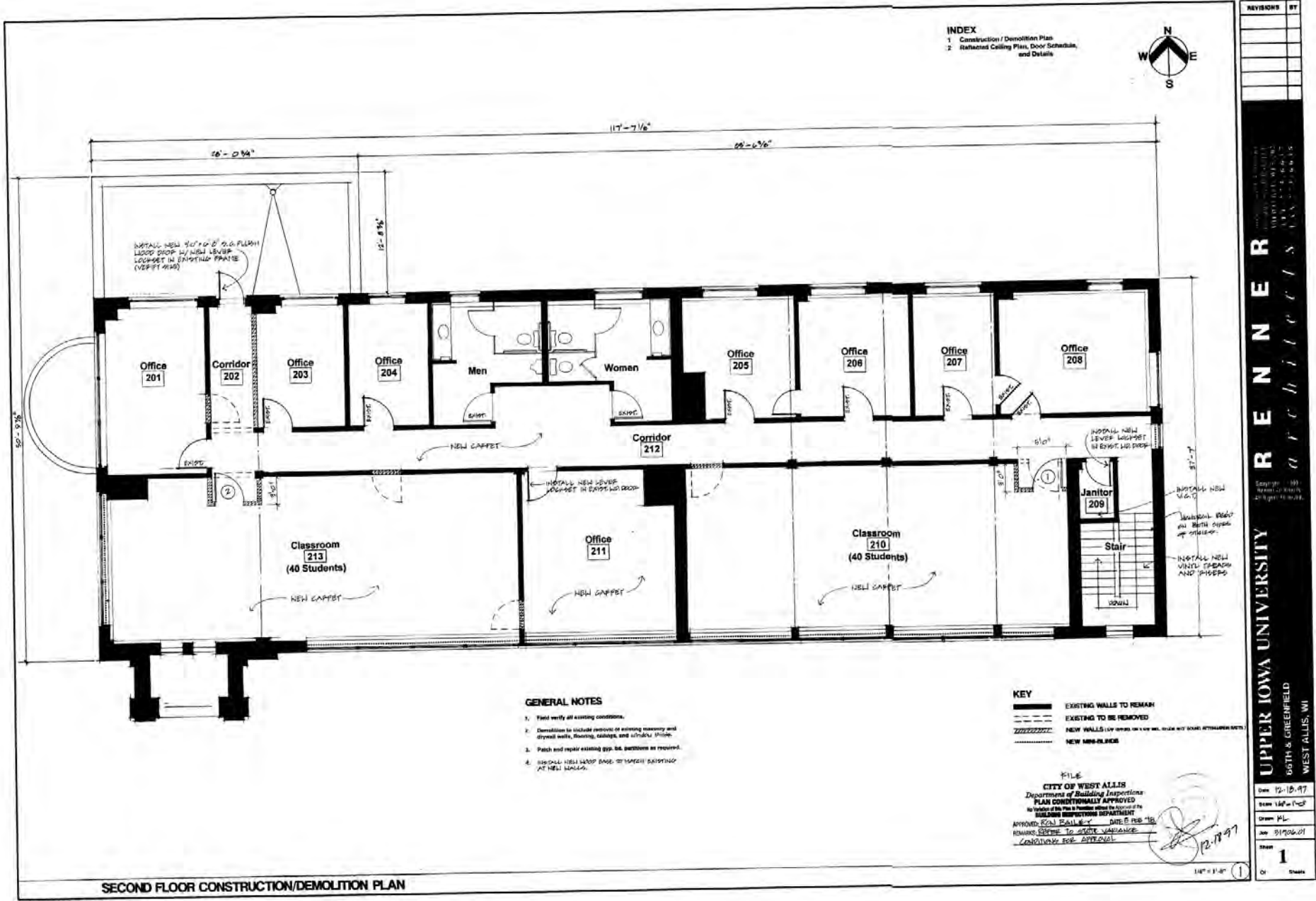


CONSTRUCTION/DEMOLITION PLAN

REVISIONS	BY
2-2-90	ML

RENER ARCHITECTS
 190 West Park Drive
 West Allis, WI 53227
 414-221-6668

Scale	C as sh
Room	101-115
Drawn	ML
Job	51900001
Sheet	4
DT	Sheet



INDEX
 1 Construction / Demolition Plan
 2 Rethread Ceiling Plan, Door Schedule, and Details



GENERAL NOTES

1. Field verify all existing conditions.
2. Demolition to include removal of existing masonry and drywall walls, flooring, ceilings, and window frames.
3. Patch and repair existing gyp. bd. partitions as required.
4. INSTALL NEW LEVER LOCKSET IN EXISTING FRAME AT HALL ENTRANCES.

KEY
 ———— EXISTING WALLS TO REMAIN
 - - - - - EXISTING TO BE REMOVED
 ===== NEW WALLS (UP TO 8' HIGH) WITH 3/4" SOLID RTGCMR STUDS PER IBC
 - - - - - NEW MULLION GLASS

FILE
CITY OF WEST ALLIS
 Department of Building Inspections
PLAN CONDITIONALLY APPROVED
 NO WORK SHALL BE PERFORMED UNTIL THE CITY OF WEST ALLIS BUILDING INSPECTIONS DEPARTMENT
 APPROVES THE PLAN. DATE: FEB 15 1997
 REMAINS SUBJECT TO CITY INSPECTION
 CONDITIONS SEE APPROVAL

SECOND FLOOR CONSTRUCTION/DEMOLITION PLAN

REVISIONS	BY

RENER Architects
 Copyright © 1997
 1200 North Lincoln
 West Allis, WI 53191

UPPER IOWA UNIVERSITY
 65TH & GREENFIELD
 WEST ALLIS, WI

Date: 12-15-97
 Drawn: ML
 Scale: 1/8" = 1'-0"
 Sheet: 1
 Of: 1



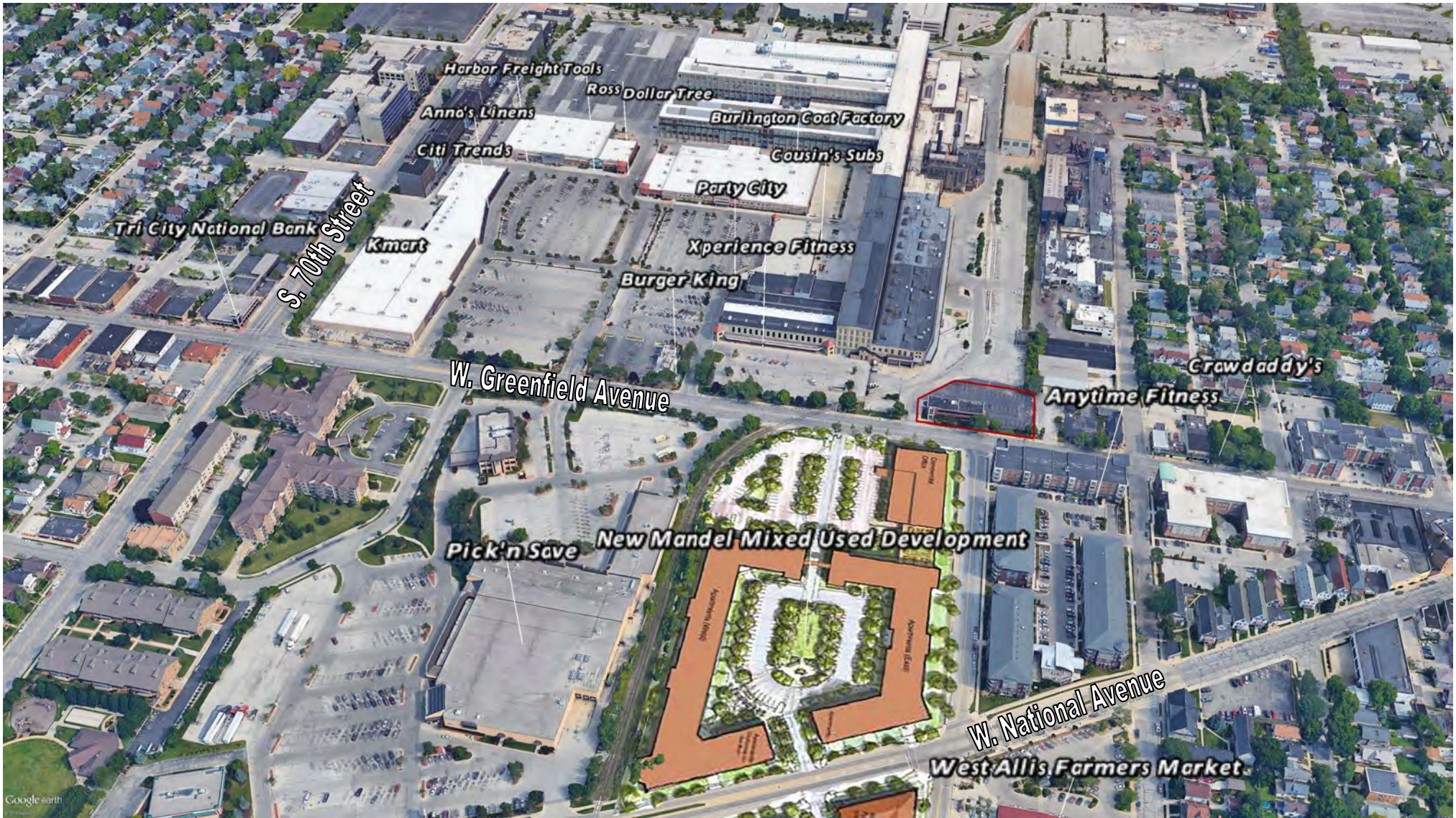
NAI MLG Commercial

COMMERCIAL REAL ESTATE SERVICES WORLDWIDE

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State of Wisconsin Broker Disclosure to Non-Residential Customers

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 the 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. A 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 within 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 (see "Definition of Material Adverse Facts" below).
- 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 of other parties (see "Confidentiality Notice To Customers" below).
- 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 a broker's duties 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 or its Agents in confidence, or any information obtained by the Firm or 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

Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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 (see "definition of material adverse facts" below).
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 is aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information that 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)

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://www.doc.wi.gov/> or by phone at 608-240-5830.

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision on any specific transaction