

# Downtown Riverfront Development Site

## 1005 N Edison St

Milwaukee, WI 53202



## FOR SALE

.56 ACRE RIVERFRONT SITE AVAILABLE

Asking Sale Price: \$4,695,000

### Property Highlights

- 18,700± square foot building
- Rare available site with approximately 210' feet of prime Milwaukee River frontage
- Unobstructed views in all directions
- 1± acre parcel if combined with available adjacent City owned .44 acre site
- Adjacent to Milwaukee's performing arts center
- Across the River from Pere Marquette Park
- Two blocks from new \$500 million Milwaukee Bucks Arena
- Free standing riverwalk already completed
- High traffic area in entertainment district

### CONTACT:

**Kurt Van Dyke, CCIM, SIOR**  
**Senior Vice President**  
414-272-6726  
kurt@barrycr.com



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Since 1921

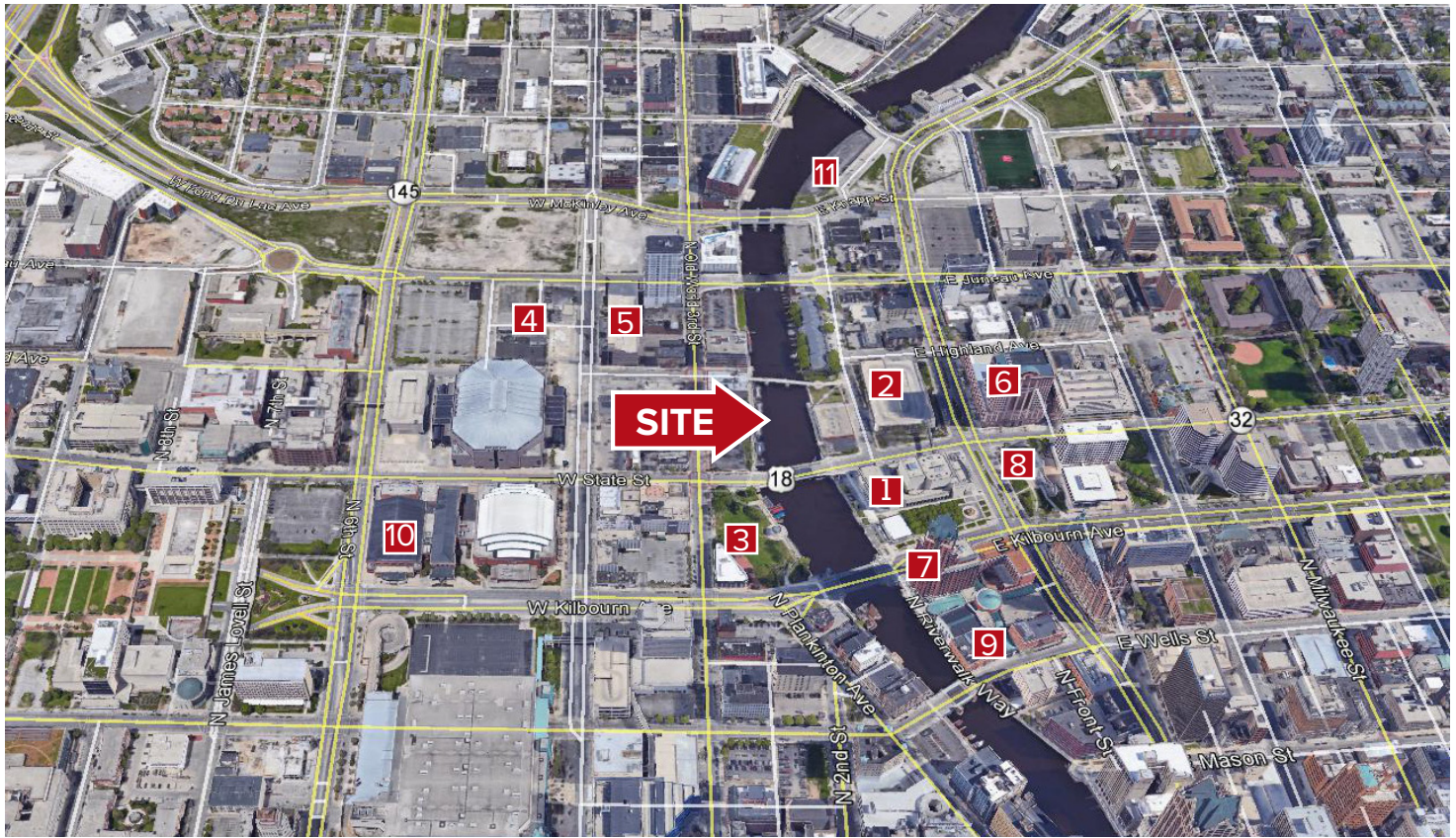
1232 NORTH EDISON STREET | MILWAUKEE, WI 53202 | 414-271-1870 MAIN | 414-271-1478 FAX | WWW.BARRYCRE.COM

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Milwaukee, WI 53202



- 1** Marcus Center for Performing Arts - Florentine Opera, Milwaukee Ballet, Milwaukee Symphony
- 2** Marcus Center Parking Structure
- 3** Pere Marquette Park
- 4** \$500M Milwaukee Bucks Arena - under construction
- 5** Milwaukee Bucks entertainment district
- 6** 1000 N. Water Office Building
- 7** Intercontinental Hotel and Milwaukee Center Office Building
- 8** Red Arrow Park
- 9** Milwaukee Repertory Theater & Pabst Theater
- 10** Milwaukee Theater
- 11** Proposed 20-story, 780,000 square foot development - "Edison Place"



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# ALTA/ACSM LAND TITLE SURVEY

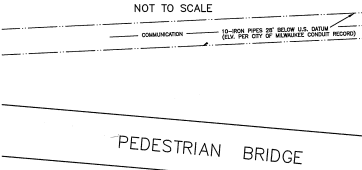
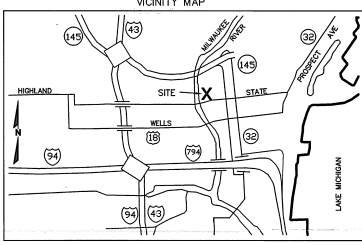
KNOWN AS 1001, 1005 AND 1027 NORTH EDISON STREET AND 100-110 EAST STATE STREET IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN

**PARCEL A:**  
LOTS ONE (1) AND TWO (2) IN BLOCK FORTY-NINE (49) AND THE SOUTH SEVENTY (70) FEET OF VACATED EAST HIGHLAND AVENUE ABUTTING THE PREMISES ON THE NORTH, IN THE PLAT OF THE TOWN OF MILWAUKEE ON THE EAST SIDE OF THE RIVER IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

**PARCEL B:**  
LOTS THREE (3), FOUR (4), FIVE (5), SIX (6), SEVEN (7) AND THE NORTH TEN (10) FEET OF LOT EIGHT (8), IN BLOCK FORTY-NINE (49) IN THE PLAT OF THE TOWN OF MILWAUKEE ON THE EAST SIDE OF THE RIVER, IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

**PARCEL C:**  
LOT EIGHT (8) EXCEPT THE NORTH TEN (10) FEET THEREOF, AND A PART OF LOT NINE (9) IN BLOCK FORTY-NINE (49) IN THE PLAT OF THE TOWN OF MILWAUKEE ON THE EAST SIDE OF THE RIVER, IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION TWENTY-NINE (29), IN TOWNSHIP SEVEN (7) NORTH, RANGE TWENTY-TWO (22) EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN, EXCEPTING THEREFROM THAT PART NOW KNOWN AS EAST STATE STREET.

APRIL 30, 2001 RIVER TOWER ASSOCIATES SURVEY NO. 159787 - MHK



THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THE INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

**OWNED BY THE CITY OF MILWAUKEE**

**LEGEND**

- ◆ CROSS CHISELED IN CONCRETE
- COMMUNICATIONS MANHOLE
- ELECTRIC METER
- STORM MANHOLE
- ROUND INLET
- SANITARY INTERCEPTOR MANHOLE
- WATER MANHOLE

**GRAPHIC SCALE**  
20 0 10 20 40 80  
(IN FEET)  
1 inch = 20 ft.

- NOTES:**
- BEARINGS ARE REFERENCED TO GRID NORTH OF THE WISCONSIN COORDINATE SYSTEM, SOUTH ZONE (NAD 83). THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 29 HAS A BEARING OF NORTH 85°45' EAST.
  - THIS SURVEY WAS PREPARED BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 016400333-A, EFFECTIVE DATE OF FEBRUARY 28, 2001, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:  
A. PUBLIC RIGHTS OF THE UNITED STATES, THE STATE OF WISCONSIN OR THE CITY OR COUNTY OF MILWAUKEE OR ANY OF THEIR AGENCIES IN RESPECT TO THAT PORTION OF THE PREMISES DESCRIBED IN SCHEDULE A HEREOF, CONSISTING OF THE BED OF THE MILWAUKEE RIVER, OR THE BANKS, SHORES, DOCK LINES, WHARVES, PIERS, PROTECTION WALLS, BULKHEADS OR OTHER STRUCTURES PERTAINING THEREON, MAY AFFECT SITE - STRUCTURES SHOWN.
  - EASEMENTS, IF ANY, OF THE PUBLIC OR ANY UTILITY, MUNICIPALITY OR PERSON, AS PROVIDED IN SECTION 80.32(4) OF THE WISCONSIN STATUTES, FOR THE CONTINUED USE AND RIGHT OF ENTRANCE, MAINTENANCE, CONSTRUCTION AND REPAIR OF UNDERGROUND OR OVERGROUND STRUCTURES, IMPROVEMENTS OR SERVICES IN THAT PORTION OF THE PREMISES DESCRIBED IN SCHEDULE A HEREOF, WHICH WERE FORMERLY PART OF EAST HIGHLAND AVENUE, NOW VACATED (AFFECTS PARCEL A) OVERGROUND STRUCTURES SHOWN.
  - GRANT OF EASEMENT AGREEMENT BY AND BETWEEN ROUJAH & MALONEY COMPANY, A WISCONSIN CORPORATION AND THE BOARD OF BUSINESS IMPROVEMENT DISTRICT NO. 15, DATED APRIL 20, 1995 AND AGREED UPON NOVEMBER 2, 1995 IN REEL 3663, IMAGE 1404, AS DOCUMENT NO. 7145725. (AFFECTS PARCELS B AND C) SHOWN - DIMENSIONS OF EASEMENT AREA ON EXHIBIT OF DOCUMENT NO. 7145735 ALL UNREADABLE.
  - RESERVATIONS, COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN A WARRANTY DEED RECORDED ON JUNE 18, 1994 IN VOLUME 3302 OF DEEDS, AT PAGE 199, AS DOCUMENT NO. 3304054. (AFFECTS PARCEL B) BUILDING RESTRICTION SHOWN.
  - EASEMENT RECORDED ON JANUARY 10, 1984 IN REEL 1603, IMAGE 526, AS DOCUMENT NO. 568486. (AFFECTS PARCEL A) SHOWN.
  - EASEMENT RECORDED ON MAY 12, 1987 IN REEL 2087, IMAGE 850, AS DOCUMENT NO. 6058675. (AFFECTS PARCEL A) SHOWN.
  - ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF MILWAUKEE, COMMUNITY PANEL NO. 500278 0008, EFFECTIVE DATE OF MARCH 1, 1985, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING).
  - THERE ARE 17 PARKING SPACES MARKED ON THIS SITE.
  - THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY. SITE IS ZONED 096(A) RESIDENTIAL, AND SPECIALTY USE.

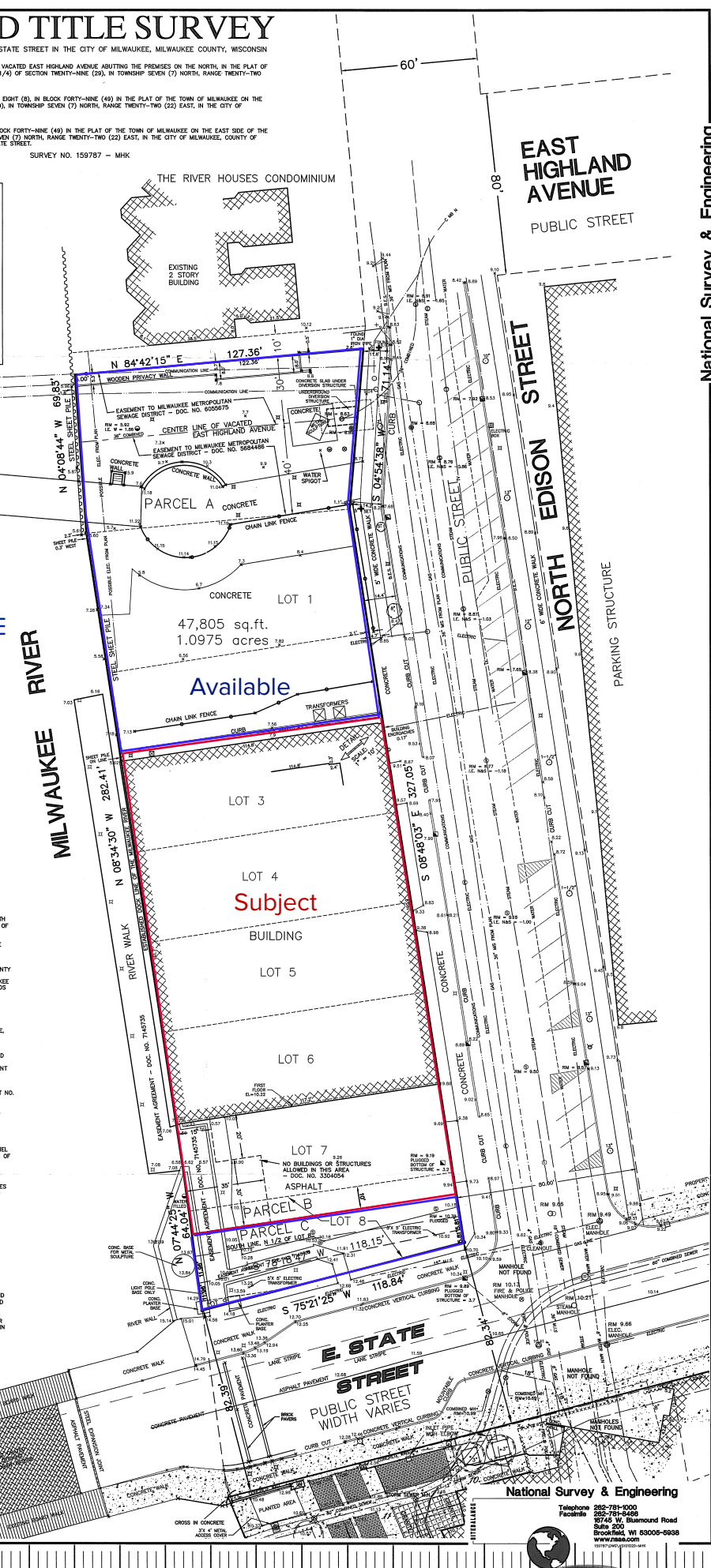
FRONT SETBACK - NONE  
SIDEYARD SETBACK - NONE  
REAR YARD SETBACK - NONE

TO: RIVER TOWER ASSOCIATES, A WISCONSIN LIMITED PARTNERSHIP  
FIRST AMERICAN TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACSM AND NSPS IN 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 7(A), 8, 9, 10, 11(A), AND 11(B) OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA, NSPS AND ACSM AND IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE "MINIMUM ANGLE" DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM/NSPS SURVEYS, AND IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

APRIL 30, 2001  
DONALD C. CHANUP (SEAL)  
REGISTERED LAND SURVEYOR  
REGISTRATION NO. 1-136

309-781-1000  
252-781-0489  
2745 W. Bluemound Road  
Suite 200  
Brookfield, WI 53008-9838  
www.nse.com



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National Survey & Engineering

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Facsimile 262-781-0489  
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**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
  - 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION  
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_  
37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38 \_\_\_\_\_  
39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*  
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 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  
55 agreement made concerning the transaction.

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

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Drafted by Attorney Debra Peterson Conrad