

# OFFICE/MEDICAL BUILDING FOR SALE

  
TRANSWESTERN  
REAL ESTATE  
SERVICES

## 1901 EAST CAPITOL DRIVE

VILLAGE OF SHOREWOOD, WI 53211



### Leasing Information:

MARIANNE BURISH, MBA  
Executive Vice President  
D 414.270.4109  
C 414.305.3070  
E [marianne.burish@transwestern.com](mailto:marianne.burish@transwestern.com)

100 East Wisconsin Avenue, Suite 1630  
Milwaukee, WI 53202  
T 414.225.9700  
[www.transwestern.com/milwaukee](http://www.transwestern.com/milwaukee)

# GENERAL INFORMATION

Rare opportunity for an owner-occupant to own a well-located small institutional grade office/medical building in Shorewood! Suitable for office, medical, or destination retail users. Investors bring your tenants; developers bring your ideas. Priced to sell. Call Marianne Burish today to discuss your space needs or to schedule a tour!

List Price	\$1,449,000 (\$104.60/SF)
Building Size	13,852 GSF
Stories	2 Stories <ul style="list-style-type: none"><li>1<sup>st</sup>/Grade Level: Main atrium lobby entrance and 19 car open-air covered parking area</li><li>2<sup>nd</sup> Level: Finished office area</li></ul>
Single or Multi-Tenant	Single Tenant as configured
Year Built	1993/1994
Construction Type	Masonry & Steel
Availability	Immediate
Lot Size	.256 acres per plat of survey herein
Zoning	Commercial or Business Park
Utilities	Gas/electric (WE Energies); water & sewer (municipal)
Real Estate Taxes – 2018	\$53,815.38
Assessed Value - 2018	\$1,827,300 (Municipal FMV \$1,936,300)
Parcel Number	276-0730-001
Parking	19 on-site covered spaces
Fire Protection	Wet system sprinklered (parking garage & 2 <sup>nd</sup> level finished space)
Elevator	2100# Passenger Elevator (Hydraulic)
Loading	Front door or garage service door
Special Features	Covered parking; ample electrical service (3 Phase/208 V/400 Amp)
Sale Condition	As-is, where-is.

*All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.*

# FLOOR PLANS (Garage & 2nd Floor)

VIEW FULL SET OF FLOOR PLANS



**PROJECT:**  
SHOREWOOD FAMILY PHYSICIANS  
Office in  
Corner of  
North Capitol Drive &  
North Center Street  
SHOREWOOD, WISCONSIN  
**OWNER:**  
SETON TOWER CORPORATION

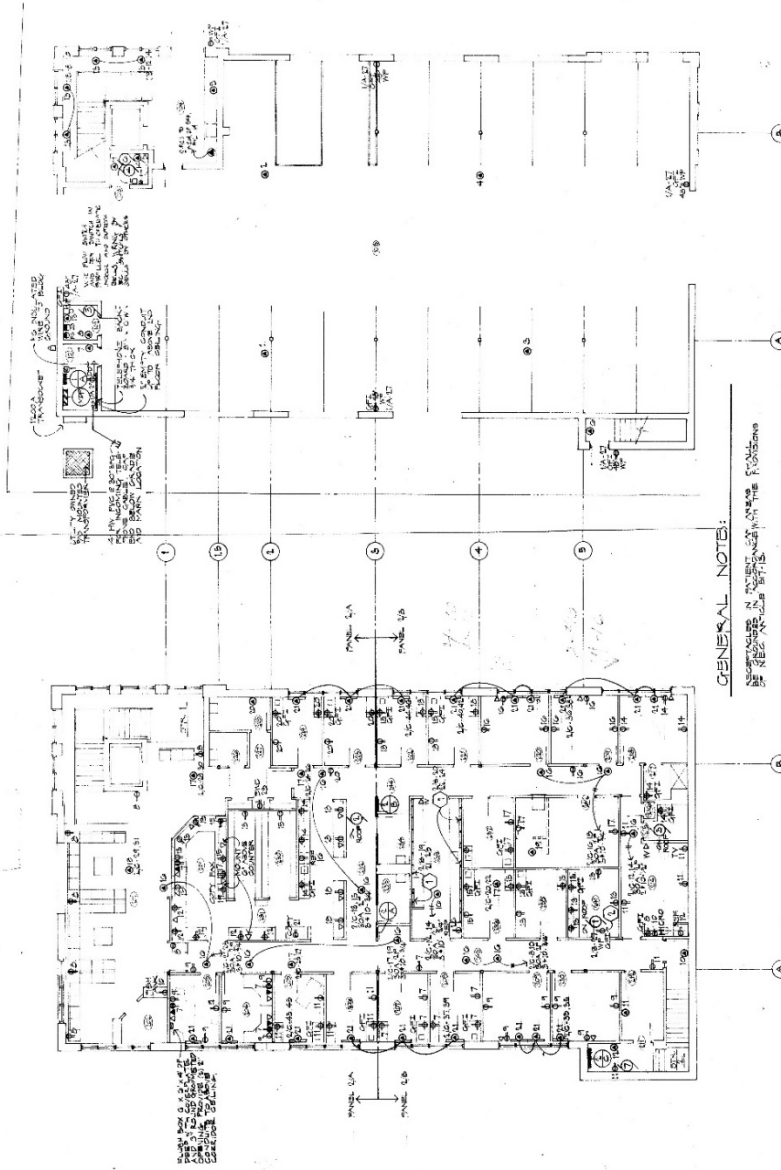


**3PS**  
BPS Architects, Inc.  
4500 North Capitol Drive  
Shorewood, Wisconsin 53089  
414 891-8240 FAX

REVISIONS:  
Δ CHANGE REVISIONS 3/15/15

DATE: 02-12-15  
DRAWN BY:  
APPROVED BY:

PROJECT NO.:  
SHEET NO.:  
EAS



**GENERAL NOTES:**  
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE PROVISIONS OF THE 2015 NATIONAL ELECTRICAL CODE (NEC) AS AMENDED BY THE 2015 ILLINOIS STATE ELECTRICAL CODE.

SECOND FLOOR PLAN - POWER  
SCALE: 1/8" = 1'-0"

FIRST FLOOR PLAN - POWER  
SCALE: 1/8" = 1'-0"

**SHEET E6 NOTES:**  
1. NUMBER OF PANELS, WIRE TYPES, AND WIRE SIZES SHALL BE AS SHOWN ON THE ELECTRICAL SCHEDULES AND AS NOTED ON THE GENERAL NOTES. ALL WIRING SHALL BE INSTALLED IN ACCORDANCE WITH THE 2015 NATIONAL ELECTRICAL CODE (NEC) AS AMENDED BY THE 2015 ILLINOIS STATE ELECTRICAL CODE.  
2. CONTACT TO INSPECTOR AND UNIT ENGINEER.



# PHOTOGRAPHS

## EXTERIOR



Garage Entry/ Alley East



Garage Entry /Exit West

## PARKING GARAGE



1901 EAST CAPITOL DRIVE  
SHOREWOOD, WI



# PHOTOGRAPHS

INTERIOR



# PHOTOGRAPHS

LOBBY



1901 EAST CAPITOL DRIVE  
SHOREWOOD, WI



# PHOTOGRAPHS

ELECTRICAL PANELS/UTILITY ROOM



ROOF ACCESS

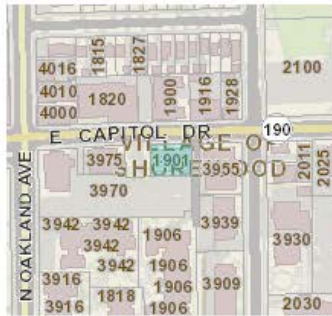


# PROPERTY PARCEL

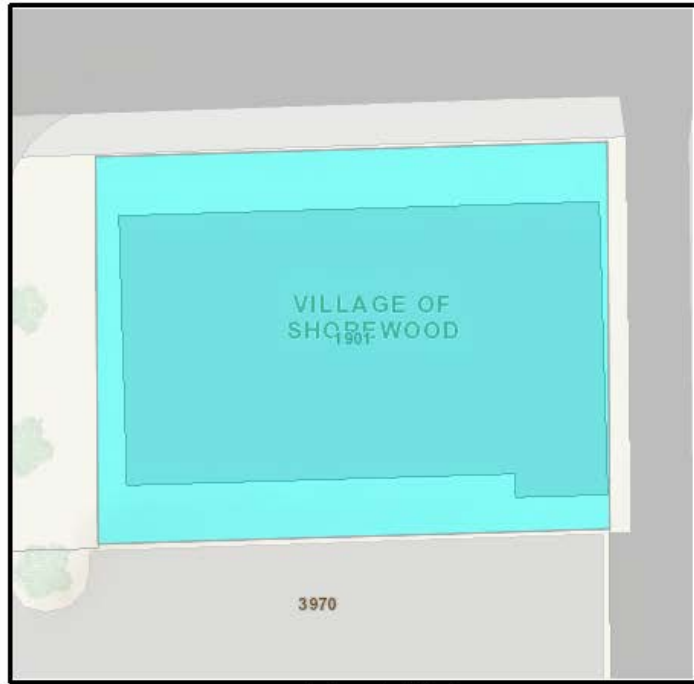
## Milwaukee County Land Information Parcel Report

TAXKEY: 2760730001

Report generated 6/6/2019 4:18:40 PM



Parcel location within Milwaukee County



Selected parcel highlighted

### Parcel Information

**TAXKEY:** 2760730001  
**Record Date:** 12/31/2017  
**Owner(s):** SETON TOWER CORP

**Address:** 1901 E CAPITOL DR  
**Municipality:** Shorewood  
**Acres:** 0.00  
**Assessed Value:** \$1,827,300  
**Land Value:** \$374,900  
**Improvement Value:** \$1,452,400

**Parcel Description:** COMMERCIAL  
**Zoning Description:** Commercial or Business Park  
**Legal Description:** SAV & INV ASSN OF MILWAUKEE SUBD #12 NW 1/4 10-7-22 LOTS 38 39 & 40 EXC E 5FT THEREOF BLK 1

**School District:** SHOREWOOD

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



# 2018 PROPERTY TAX DETAIL & LEGAL DESCRIPTION

## 2018 Real Estate Tax Summary

08/27/2019 01:27 PM

Page 1 Of 1

Parcel #: 276-0730-001		181 - VILLAGE OF SHOREWOOD MILWAUKEE COUNTY, WISCONSIN	
Alt. Parcel #:			
Tax Address: SETON TOWER CORP 2323 N LAKE DR MILWAUKEE WI 53211		Owner(s): O = Current Owner, C = Current Co-Owner O - SETON TOWER CORP	
Districts: SC = School, SP = Special		Property Address(es): * = Primary	
Type	Dist #	Description	
SC	5355	SHOREWOOD SCHOOL DIST COUNTY SALES TAX CRED TIF DISTRICT #1	* 1901 E CAPITOL DR
SP	5020	METRO SEWER	
Abbreviated Description: (See recorded documents for a complete legal description.) SAV & INV ASSN OF MILWAUKEE SUBD #12 NW 1/4 10-7-22 LOTS 38 39 & 40 EXC E 5FT THEREOF BLK 1		Acres: 0.000	Parcel History:
		Date	Doc # Vol/Page Type
Plat: * = Primary		Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:	

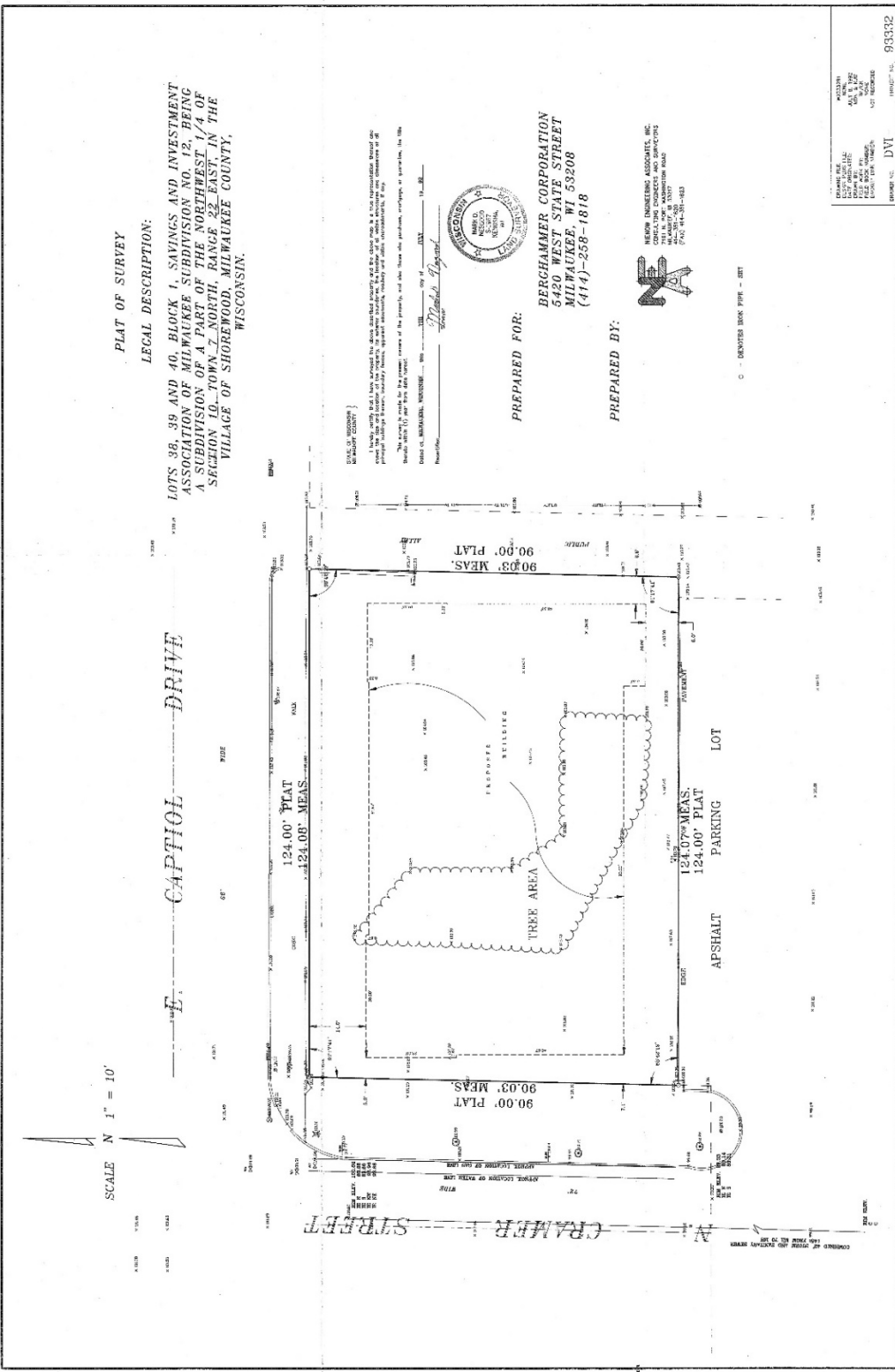
<b>Tax Bill #:</b>	<b>138647</b>	<b>Net Mill Rate</b>	0.028388396	<b>Installments</b>	
		<b>Gross Tax</b>	56,254.58	<b>End Date</b>	<b>Total</b>
		<b>School Credit</b>	4,380.47	1	01/31/2019 27,912.76
		<b>Total</b>	51,874.11	2	03/31/2019 12,951.36
<b>Land Value</b>	374,900	<b>First Dollar Credit</b>	68.66	3	05/31/2019 12,951.36
<b>Improve Value</b>	1,452,400	<b>Lottery Credit</b>	0.00		
<b>Total Value</b>	1,827,300	<b>Net Tax</b>	51,805.45		
<b>Ratio</b>	0.9437				
<b>Fair Mkt Value</b>	1,936,300				
	<b>Amt Due</b>	<b>Amt Paid</b>	<b>Balance</b>		
	51,805.45	51,805.45	0.00		
	<b>Special Assmnt</b>	2,010.03	0.00		
	<b>Special Chrg</b>	0.00	0.00		
	<b>Delinquent Chrg</b>	0.00	0.00		
	<b>Private Forest</b>	0.00	0.00		
	<b>Woodland Tax</b>	0.00	0.00		
	<b>Managed Forest</b>	0.00	0.00		
	<b>Prop. Tax Interest</b>	0.00	0.00		
	<b>Spec. Tax Interest</b>	0.00	0.00		
	<b>Prop. Tax Penalty</b>	0.00	0.00		
	<b>Spec. Tax Penalty</b>	0.00	0.00		
	<b>Other Charges</b>	0.00	0.00		
	<b>TOTAL</b>	53,815.48	53,815.48		

<b>Payment History:</b> (Posted Payments)			
<b>Date</b>	<b>Receipt #</b>	<b>Type</b>	<b>Amount</b>
02/04/2019	115482	T	53,815.48

**Key:** Payment Type: A-Adjustment, B-Write Off Bankrupt, D-Write Off Deeded, Q-Quit Claim, R-Redemption, T-Tax

# PLAT OF SURVEY

7-22-10-2-0048





# RADIUS DEMOGRAPHICS

## Demographics

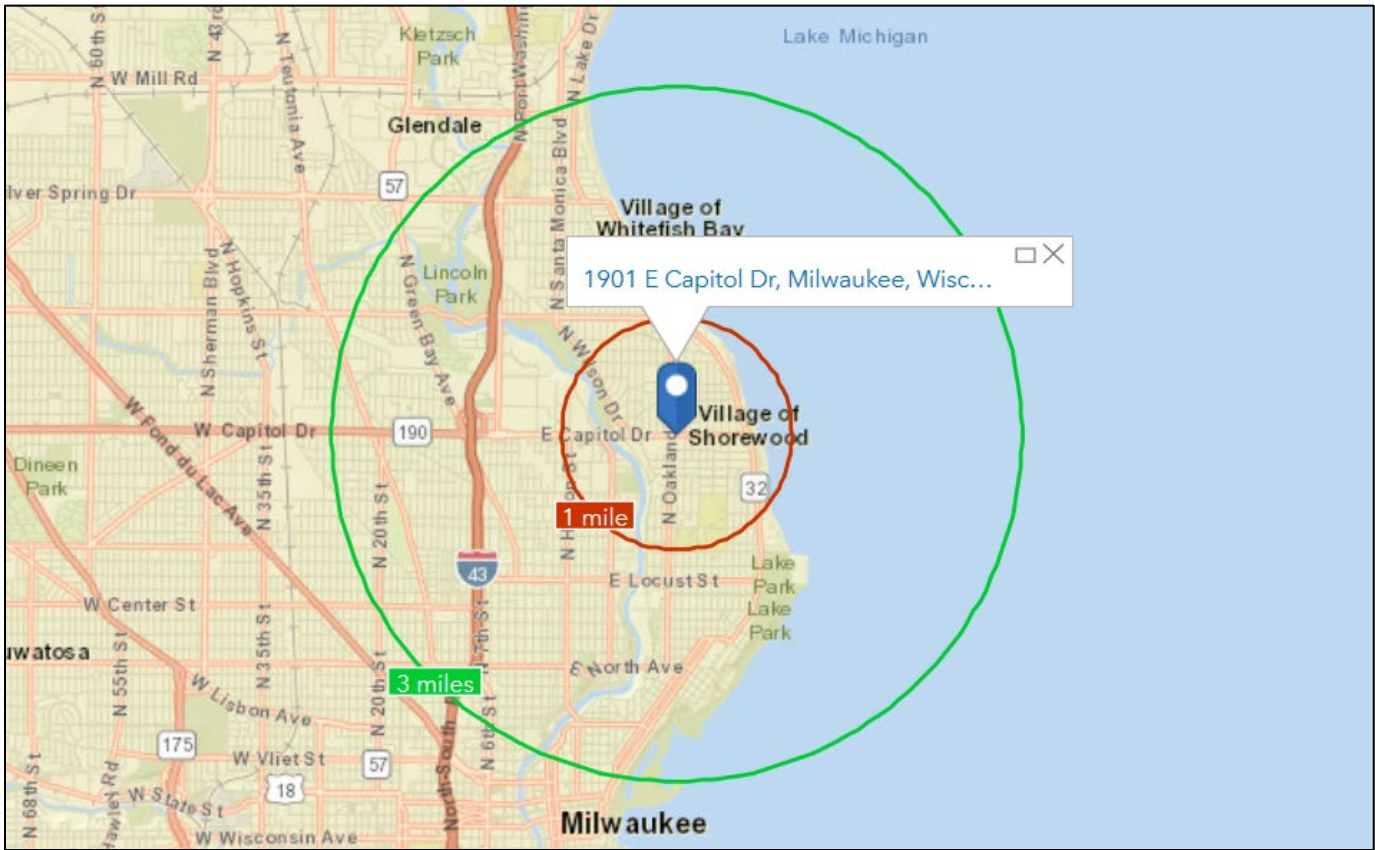
	1-mile	3-mile
Population	21,973	126,438
Households	9,153	55,299
Median HH Income	\$61,316	\$44,889

## 2019-2024 Annual Growth Projections

	1-mile	3-mile
Population	0.42%	0.43%
Households	0.48%	0.48%
Median HH Income	2.62%	2.62%

## Traffic Counts

E. Capitol Drive – 10,500; N. Oakland Avenue – 12,300



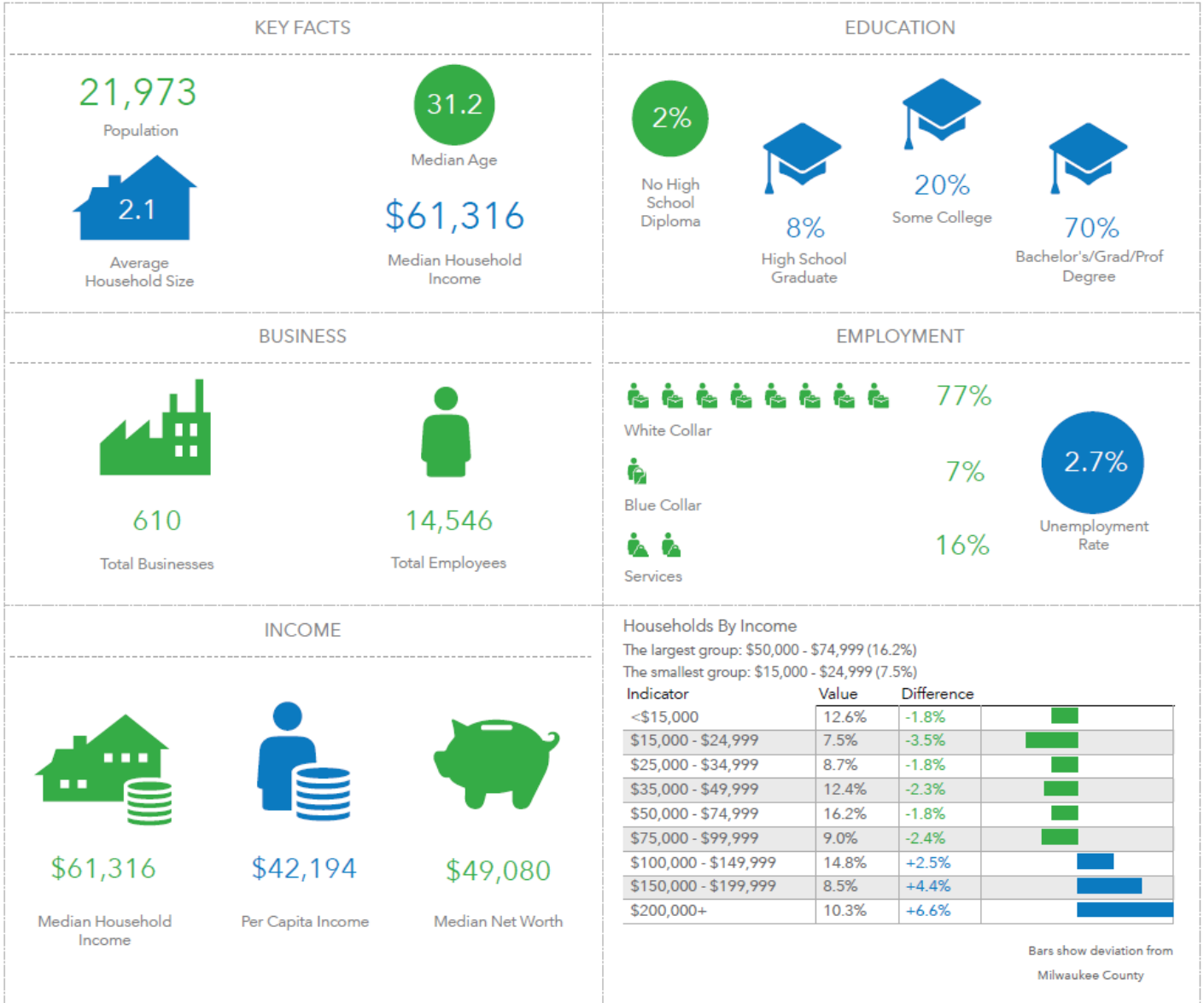
# AREA BUSINESSES & AMENITIES



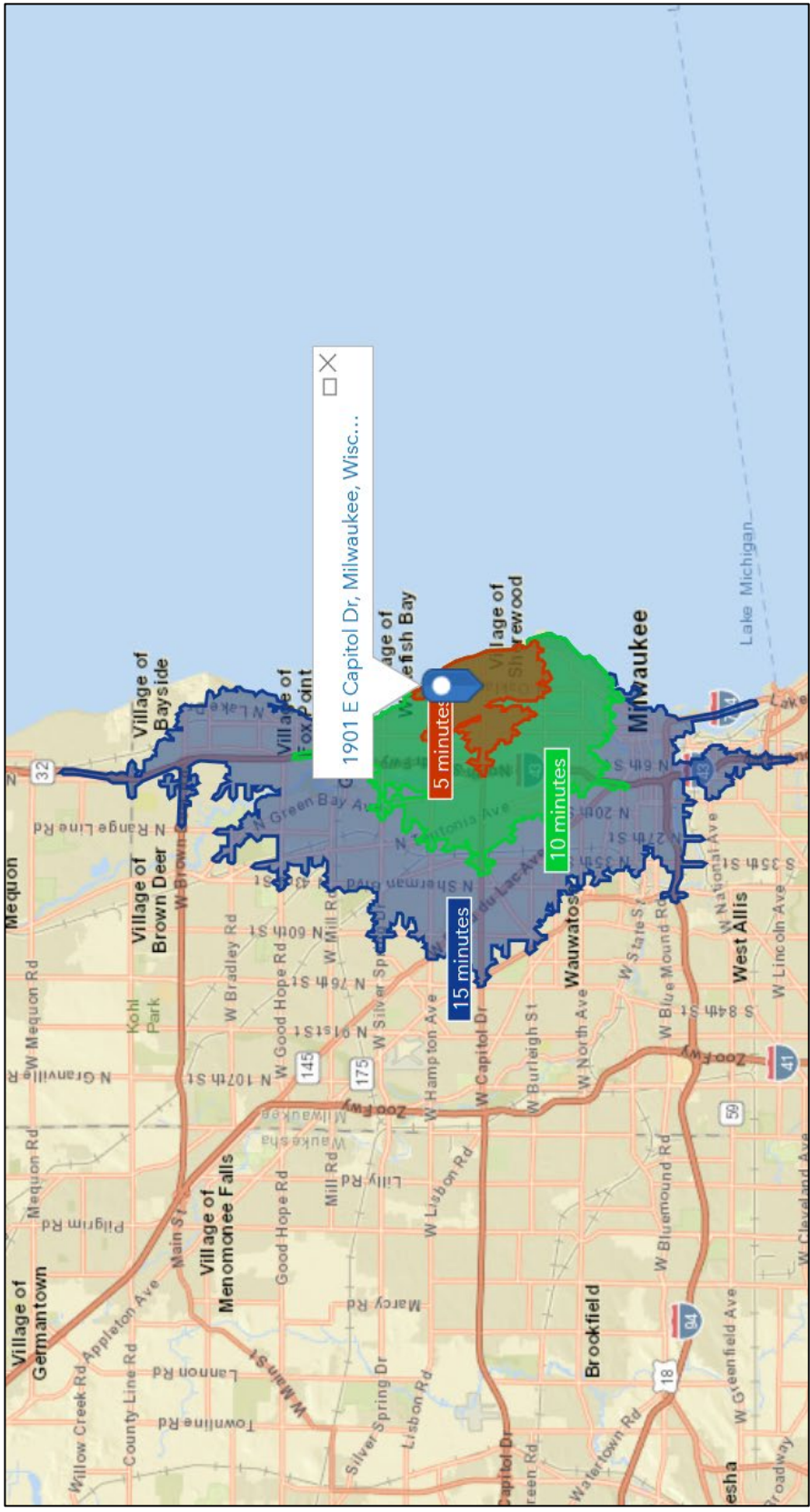
1901 EAST CAPITOL DRIVE  
SHOREWOOD, WI



# LOCATION STATS AT A GLANCE – 1 MILE RADIUS



# DRIVE TIMES



1901 EAST CAPITOL DRIVE  
SHOREWOOD, WI



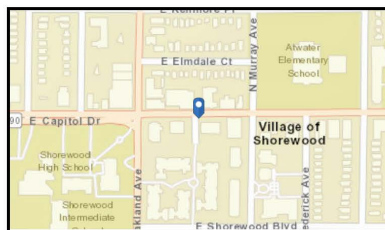
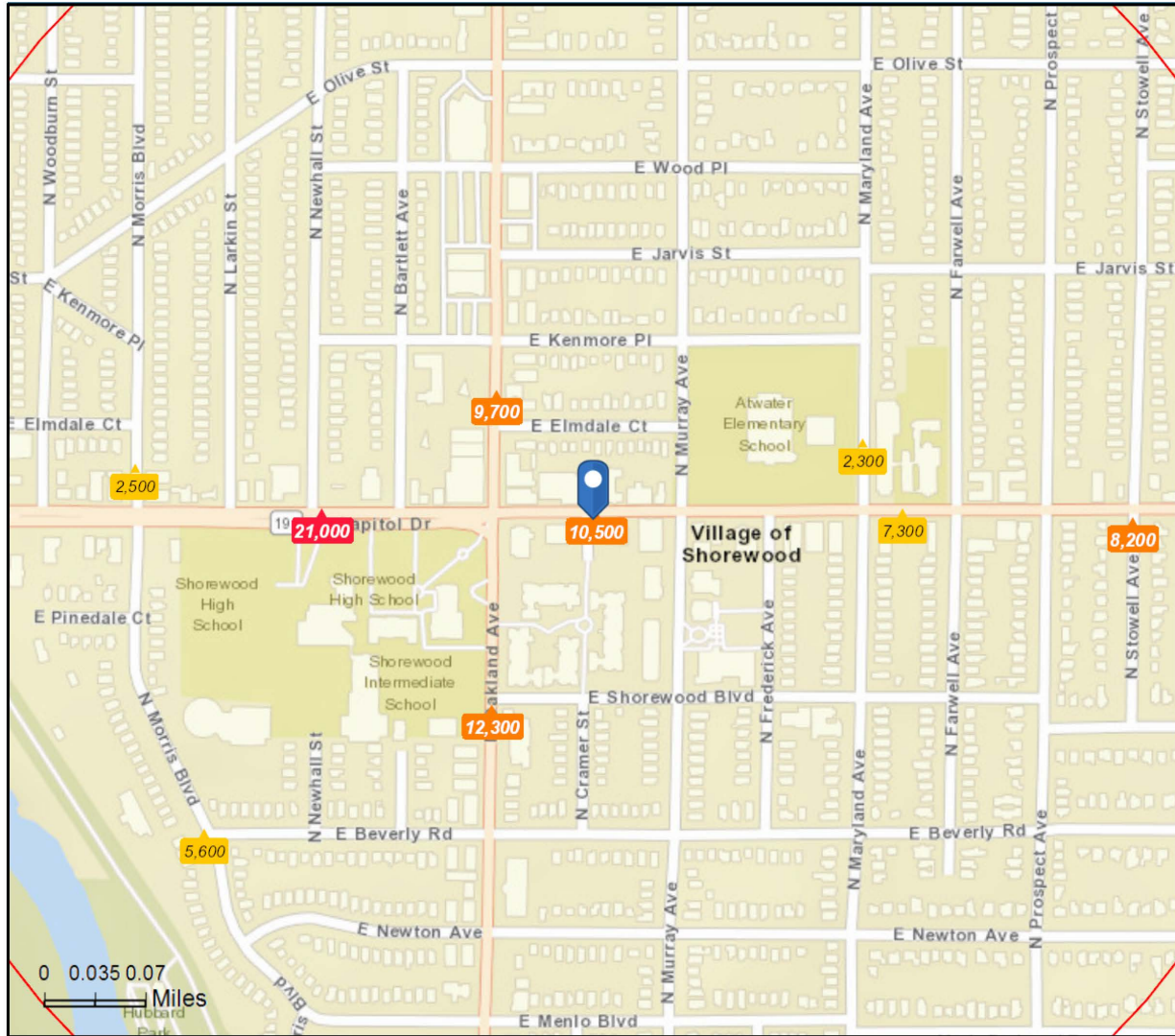
# TRAFFIC COUNTS



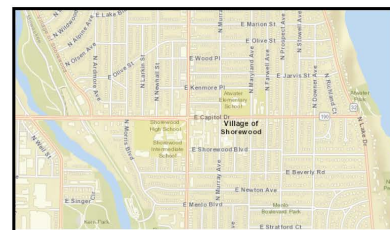
## Traffic Count Map - Close Up

1901 E Capitol Dr, Milwaukee, Wisconsin, 53211  
Rings: 0.5, 1, 1.5 mile radii

Prepared by Esri  
Latitude: 43.08913  
Longitude: -87.88616



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q2 2019).

October 22, 2019

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**DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

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

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

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
  - 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
  - 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.
  - 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).
  - 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).
  - 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
  - 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.
- 19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
  - 30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
36 \_\_\_\_\_  
37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_  
39 \_\_\_\_\_  
40 \_\_\_\_\_

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

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

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

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.