

244 NORTH BROADWAY STREET

HISTORIC THIRD WARD
MILWAUKEE, WI



INVESTMENT SALE – THIRD WARD RETAIL CONDO



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GENERAL INFORMATION

Rare opportunity to OWN a prime Historic Third Ward real estate investment at a reasonable price. Located at the corner of 100% retail intersection of Broadway and Buffalo Streets, this “just the right size” cream city brick & timberframe commercial condominium unit offers an unparalleled impactful prime-time storefront space with huge windows fronting two of the busiest and most pedestrian-friendly streets in the Historic Third Ward. If you’ve been looking for a way to make an investment in downtown’s most desired submarket without doing renovation or spending millions, this is it. Become a stakeholder in downtown’s most vibrant and desired retail environment with the confidence of knowing other national and local retailers have also endorsed the areas appeal, including Anthropologie, Restoration Hardware, Wahlburgers, Elements East, West Elm, Warby Parker, Verizon, Dry Bar, Shake Shack, Red Elephant Chocolate, Inspired, Metro Eye, Design Within Reach, Sweet Diner, and many other quality retailers and restaurants. Call today to discuss the investment opportunity and its’ suitability for you.

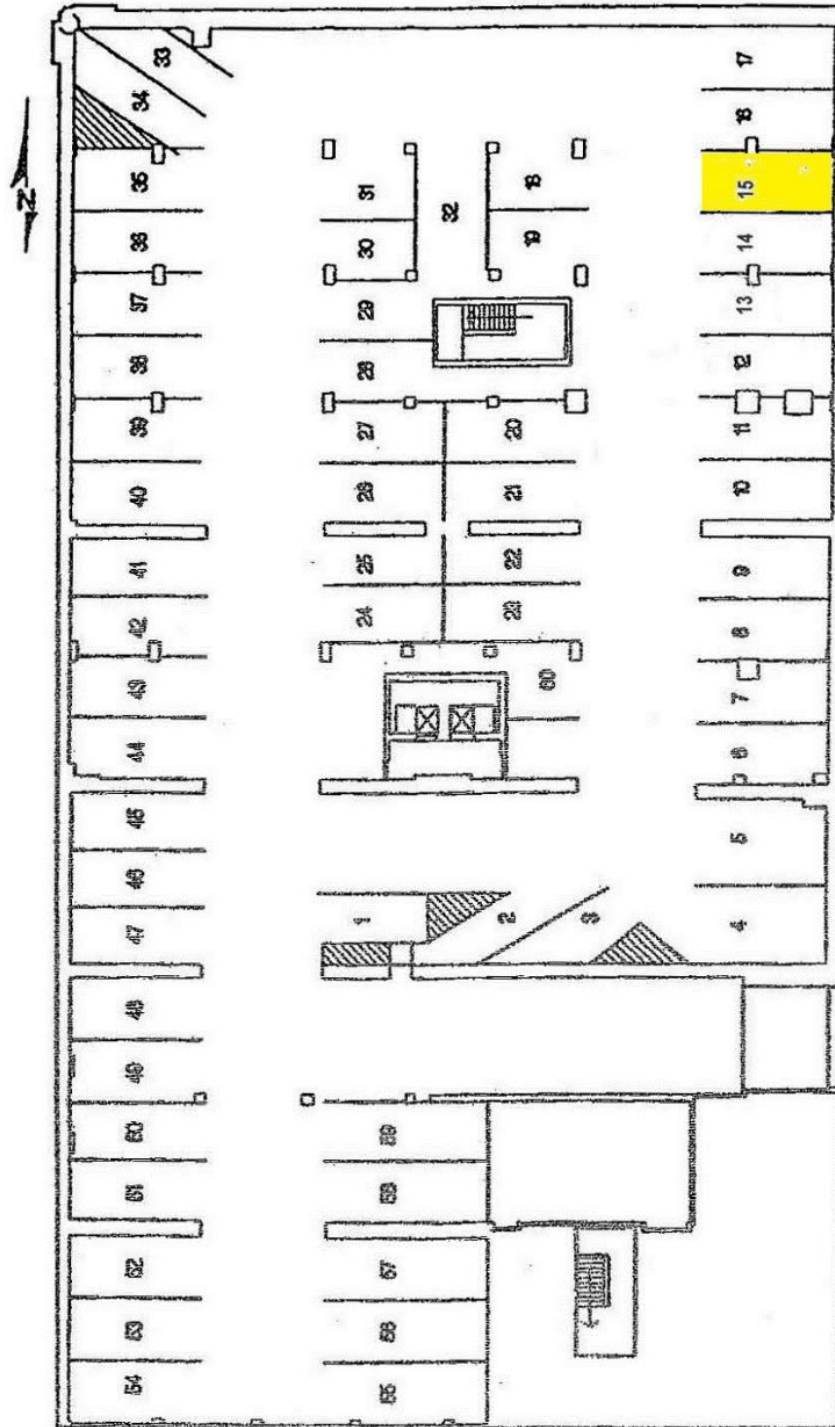
Property/Street Address	Unit 100 - 234 N. Broadway Street (<u>legal address</u>) / 244 N. Broadway Street (<u>street address</u>)
List Price – First Floor Corner Commercial Unit	\$580,000 (\$256.98/sf). Effective Base Rent Cap Rate = 8.72% (Year 1 Cap Rate = 7.78%). Excludes parking income; see “Underground Parking” below.
Condominium Size	2,257 SF per City of Milwaukee assessment record
Year Built	1893 – per City
Lease Type	Net
Space Availability	Leased long-term to Edie’s Women’s Clothing Boutique
Zoning	C9G (mixed activity)
Tax Key	3960148210
Real Estate Taxes (Net) – 2018	\$9,285.26 (\$4.11/SF)
Condo Fees – 2019 Budget	\$936.00/mo (\$4.97/sf)
Underground Parking – #15	One (1) heated underground space may be purchased separately for \$25,000. This space is currently leased by Edie’s thru 3/31/2028.
Storage	3 storage lockers included in sale price (one unit on 1 st floor; double unit on 2 nd floor)
HVAC	Two (2) electric forced air HVAC units
ADA Compliance	Accessible entry on 1 st floor via main building residential condo lobby
Elevator	Two (2) passenger elevators via main building condo lobby
Special Features	High Ceilings, brick & timber framing, abundant large windows, hardwood flooring throughout first floor.
Use Restriction	Use restrictions apply per condominium declarations (i.e. no food service or bars currently allowed); other use restrictions may apply.

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

PHOTOGRAPHS – Interior of Edie’s Boutique



PARKING PLAN – PARKING SPACE #15



LOCATION MAP & AREA LANDMARKS

<https://historicthirdward.org/media/1561/historic-third-ward-guide-spring-2018.pdf>

HISTORIC THIRD WARD LOCATION DIRECTORY

DINING & NIGHTLIFE

- 46 Batches
- 29 Bavette La Boucherie
- 27 Bella Caffé
- 13 Blue Bat Kitchen & Tequilaria
- 15 Broken Bat Brewery
- 14 Bugsy's
- 8 Café Benelux
- 32 Café La Scala
- 39 Camp Bar
- 29 Club Charlies
- 4 Colectivo Coffee
- 44 DanDan/EsterEv
- 12 FreshFin Poké
- 14 Gouda's Italian Deli
- 12 Holey Moley
- 15 Jing's Chinese Restaurant
- 21 Kanpai
- 25 Kickapoo Coffee
- 13 Milwaukee Ale House
- 36 Mom N' Pop Corn
- 17 Onesto
- 37 The Outsider
- 7 Red Elephant Chocolate
- 15 Site 1A
- 28 Skylight Bar & Bistro
- 12 Smoke Shack
- 28 Splash Studio
- 34 Surg on the Water
- 17 Swig
- 37 Tre Rivali
- 34 Vino Third Ward
- 7 The Wicked Hop

HOME FURNISHINGS

- 13 Cream City Restoration
- 26 Elements East
- 5 The Home Market
- 24 Inspired
- 15 Luminosity Inc.
- 22 Orley Shabahang
- 16 Restoration Hardware Outlet

SPECIALTY SHOPPING

- 25 Blick Art Materials
- 26 Broadway Paper
- 20 LOCALmke
- 33 Milwaukee Home & Friends
- 17 MOD GEN
- 14 Royal Enfield of Milwaukee
- 20 SB Framing Gallery

PERFORMING ARTS & ENTERTAINMENT

- 28 Broadway Theatre Center
- 42 Fred Astaire Dance Studio
- 28 Milwaukee Chamber Theatre
- 28 Renaissance Theaterworks
- 15 Save Milwaukee
- 28 Skylight Music Theatre

FASHION & ACCESSORIES

- 15 3rd Ward Jewelry
- 13 A Trio Jewelry
- 26 Access Boutique
- 43 Edie Boutique
- 7 Lela
- 33 Lizzibeth
- 6 lululemon
- 26 Mainstream Boutique
- 36 MILWORKS
- 11 MODA3
- 17 NL Suits
- 28 Pendleton
- 28 Retique
- 17 (shoo)
- 28 Sneex
- 12 St. James Place Boutique
- 7 SoHo Boutique by Stephanie Horne
- 7 Warby Parker

GALLERIES

- 15 ArtWorks for Milwaukee
- 35 Brooks Stevens Gallery at MIAD
- 15 CR Davidson Art
- 15 Frank Juarez Gallery
- 35 Frederick Layton Gallery at MIAD
- 15 Gallery MKE
- 17 Lily Pad Gallery West
- 15 Marshall Building
- 15 Material Studios + Gallery
- 35 Milwaukee Institute of Art & Design
- 15 OIL, a city gallery
- 15 Portrait Society Gallery
- 15 Tom Queoff Sculpture Studio
- 18 Tory Folliard Gallery
- 15 Wabi Sabi Gallery

NEIGHBORHOOD SERVICES

- 11 Bent Tree Church
- 5 Black Swan MKE
- 19 Brew City Promotions
- 41 Carefree Boat Club of Wisconsin
- 23 Circle K Pantry
- 40 Corley Real Estate
- 25 DigiCOPY
- 11 Hudson Business + Lounge
- 37 Kimpton Journeyman
- 26 MKE Production Rental
- 3 Pritzlaff Lofts
- 6 PyraMax Bank
- 3 Welcome Mart BP

SALONS

- 13 AESTHETICS 360° Face & Body Center
- 45 Archambeaus' Salon
- 36 Attitude Nail Salon
- 15 Drybar Milwaukee
- 2 Groom for Men
- 9 The Institute of Beauty & Wellness
- 9 Neroli Salon & Spa
- 31 Salon Amroze
- 13 SEVVA Salon & Nail Boutique
- 12 St. James Place Salon

FITNESS & HEALTHCARE

- 38 Aurora Health Center
- 13 The Barre Code
- 30 Best Fitness
- 15 Energy - Personal Fitness Studio
- 6 High Def Health
- 20 InStep PT & Running Center
- 27 Metro Eye
- 15 Passport Health
- 17 PT Plus
- 15 Resting Place Massage Therapy Center
- 34 Spire Fitness
- 18 Third Ward Dental
- 46 Vita Physical Therapy & Fitness
- 5 Wisconsin Vision, LTD
- 15 Yama Yoga

MAP ON FOLLOWING PAGE

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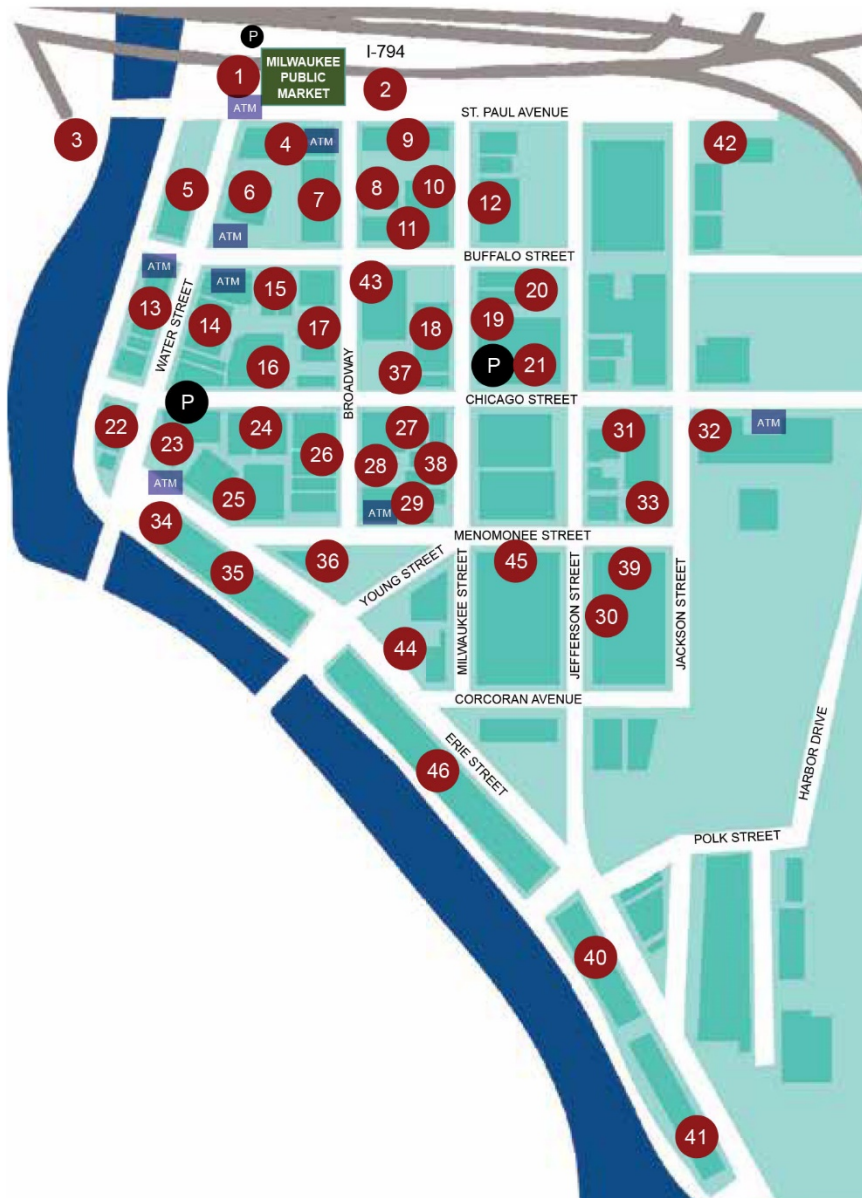


Numbers represent the block where business is located.

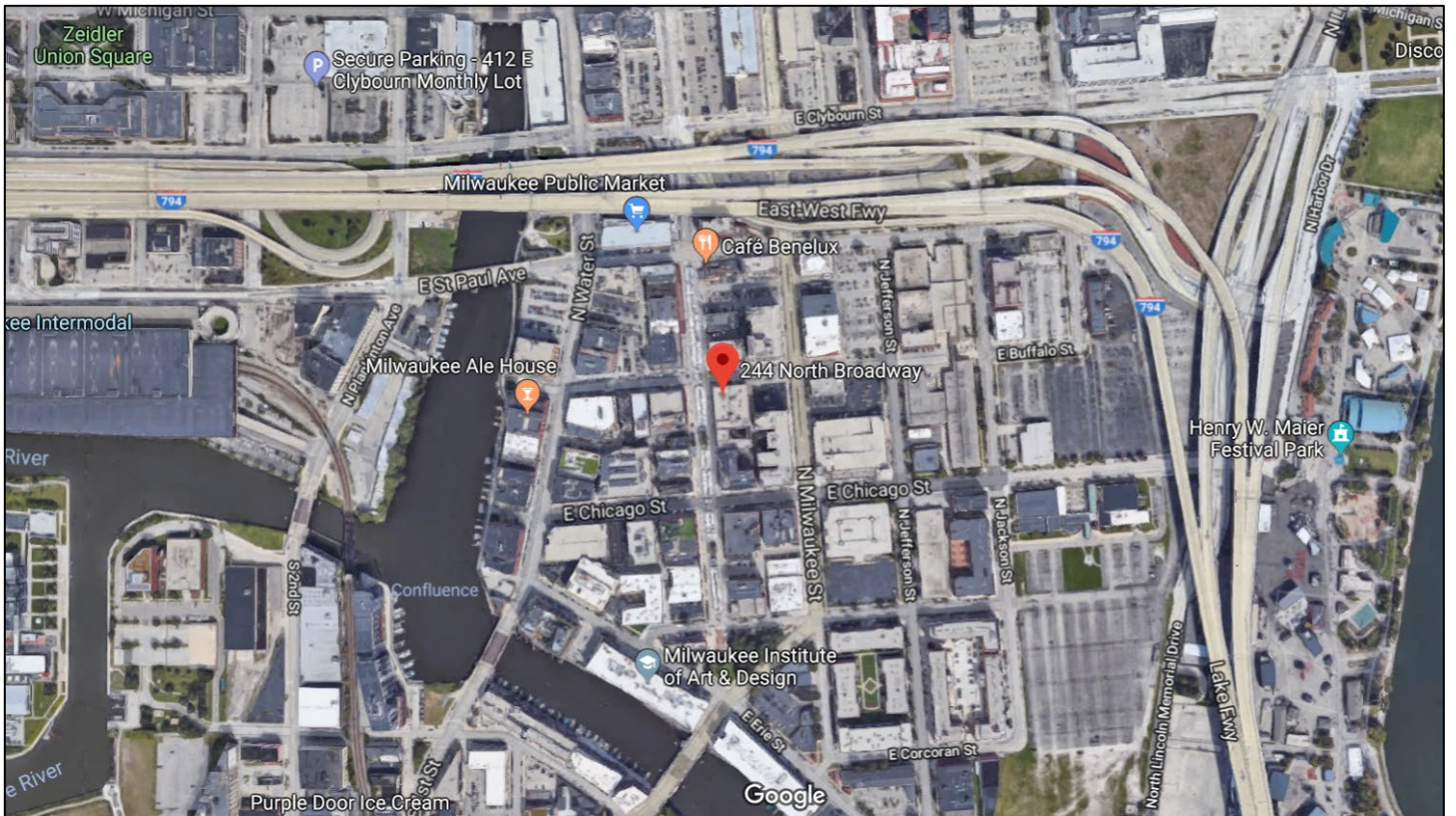
① **MILWAUKEE PUBLIC MARKET**
Aladdin - Tastes of the East
Anodyne Coffee Roasting Co.
Brew City Brand Apparel
C. Adam's Bakery
Commission Row Produce

The Green Kitchen
Kehr's Candies
MP: Margarita Paradise
Foltz Family Market
On The Bus
Oro di Oliva
PitaWorks

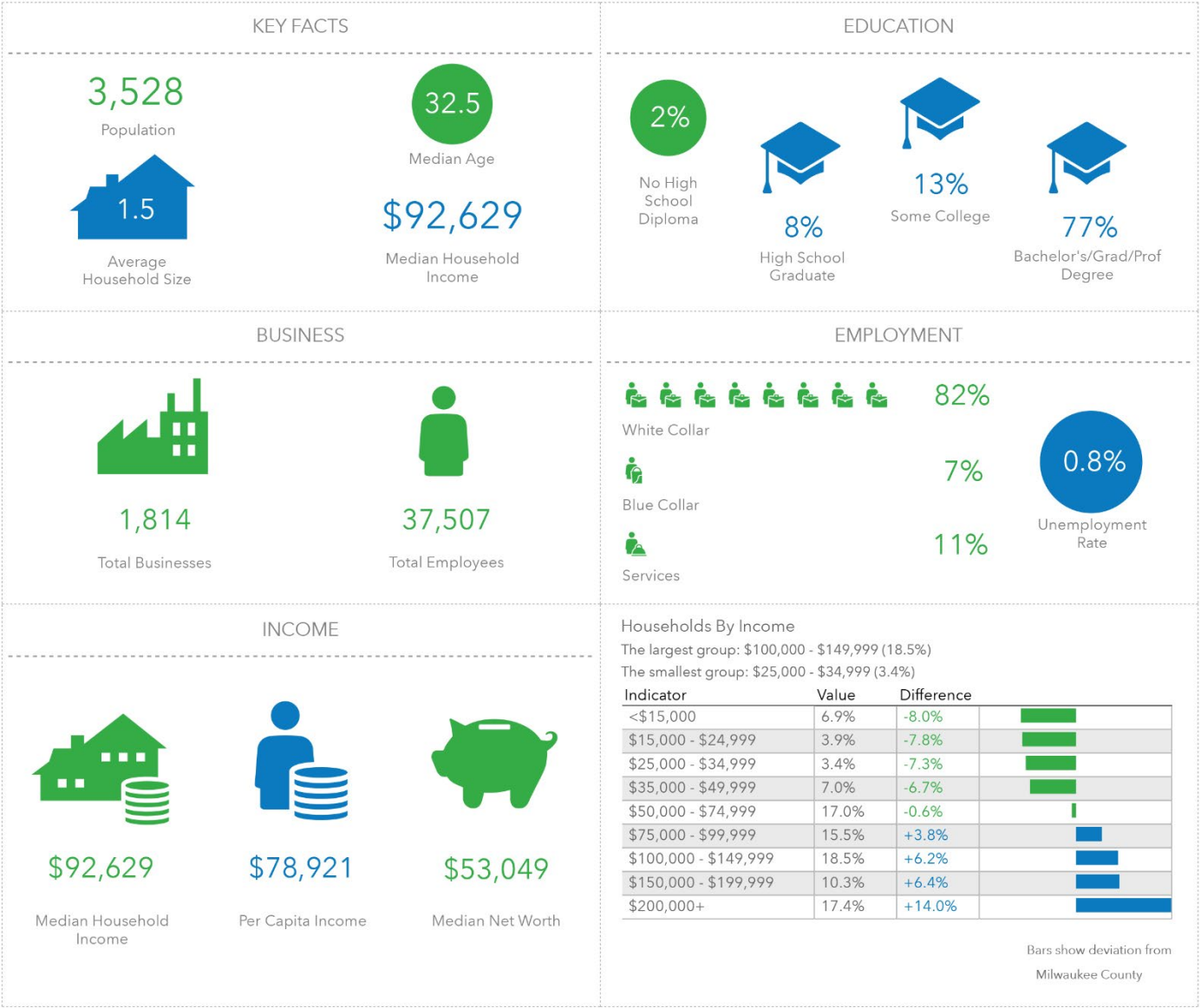
St. Paul Fish Company
The Soup & Stock Market
The Spice House
Thai-Namite
Thief Wine Shop & Bar
West Allis Cheese & Sausage Shoppe



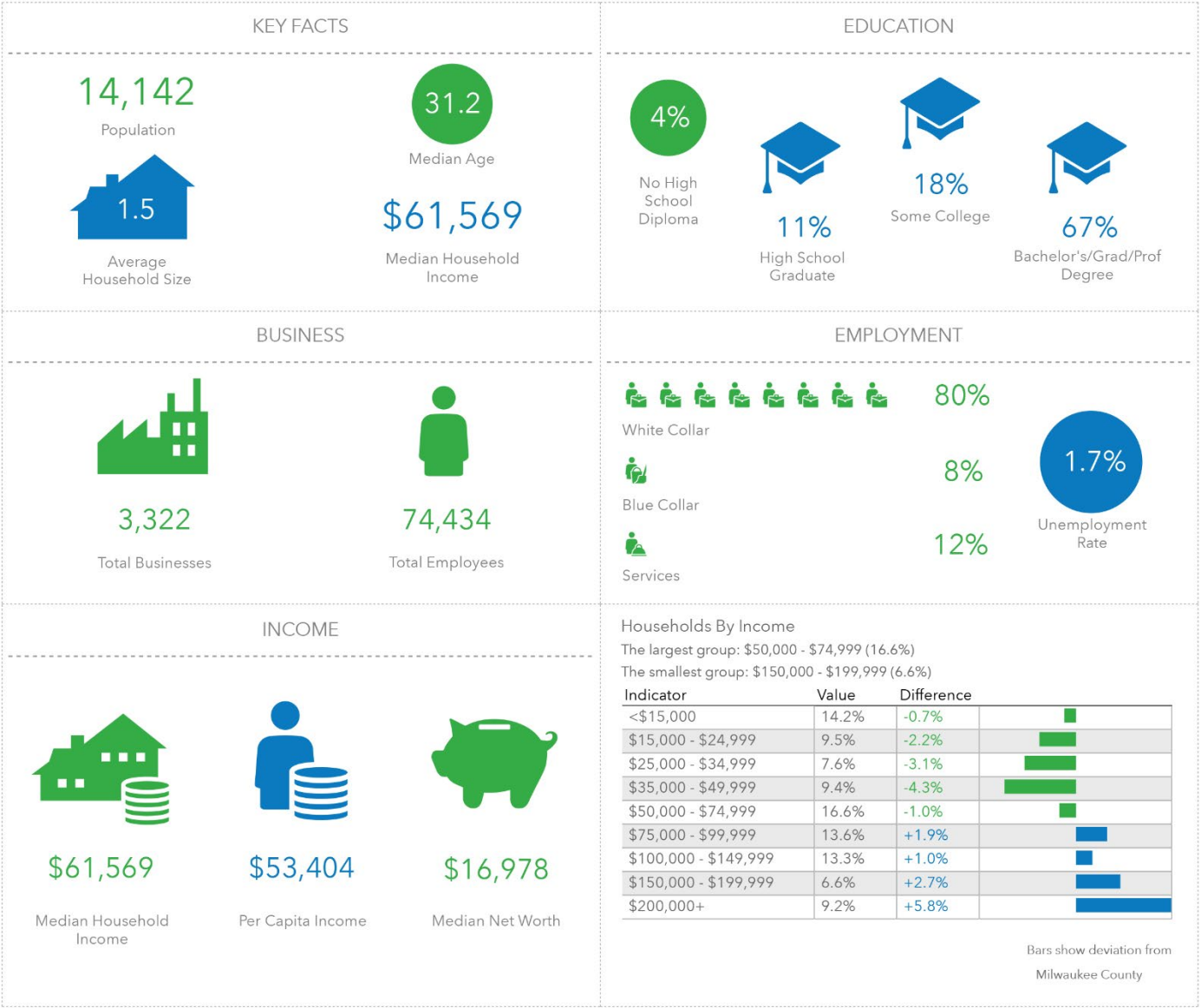
AERIAL MAP



DEMOGRAPHICS - .5 MILE



DEMOGRAPHICS - 1 MILE



DEMOGRAPHICS – 1.5 MILES

