

# FOR SALE



TRANSWESTERN

REAL ESTATE  
SERVICES

## 1422 NORTH VEL R PHILLIPS AVENUE

MILWAUKEE, WI 53212



### Sale Information:

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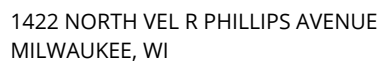
# GENERAL INFORMATION

Rare opportunity for an owner-occupant to own a well-located smaller/mid-size renovated open-concept brick & timber building in quickly gentrifying neighborhood immediately north of the Deer District and Fiserv Forum. Perfect for owner-users or investors with a deal looking to buy right with real upside potential. If you missed your chance to get in early in the third ward or walker's point, redeem yourself now and join the growing list of believers of this dynamic area, including most recently, American Family Insurance and their new headquarters at the soon-to-be-renovated Mandel printing building. Call Marianne Burish or John Dulmes today to discuss this little gem and schedule a tour.

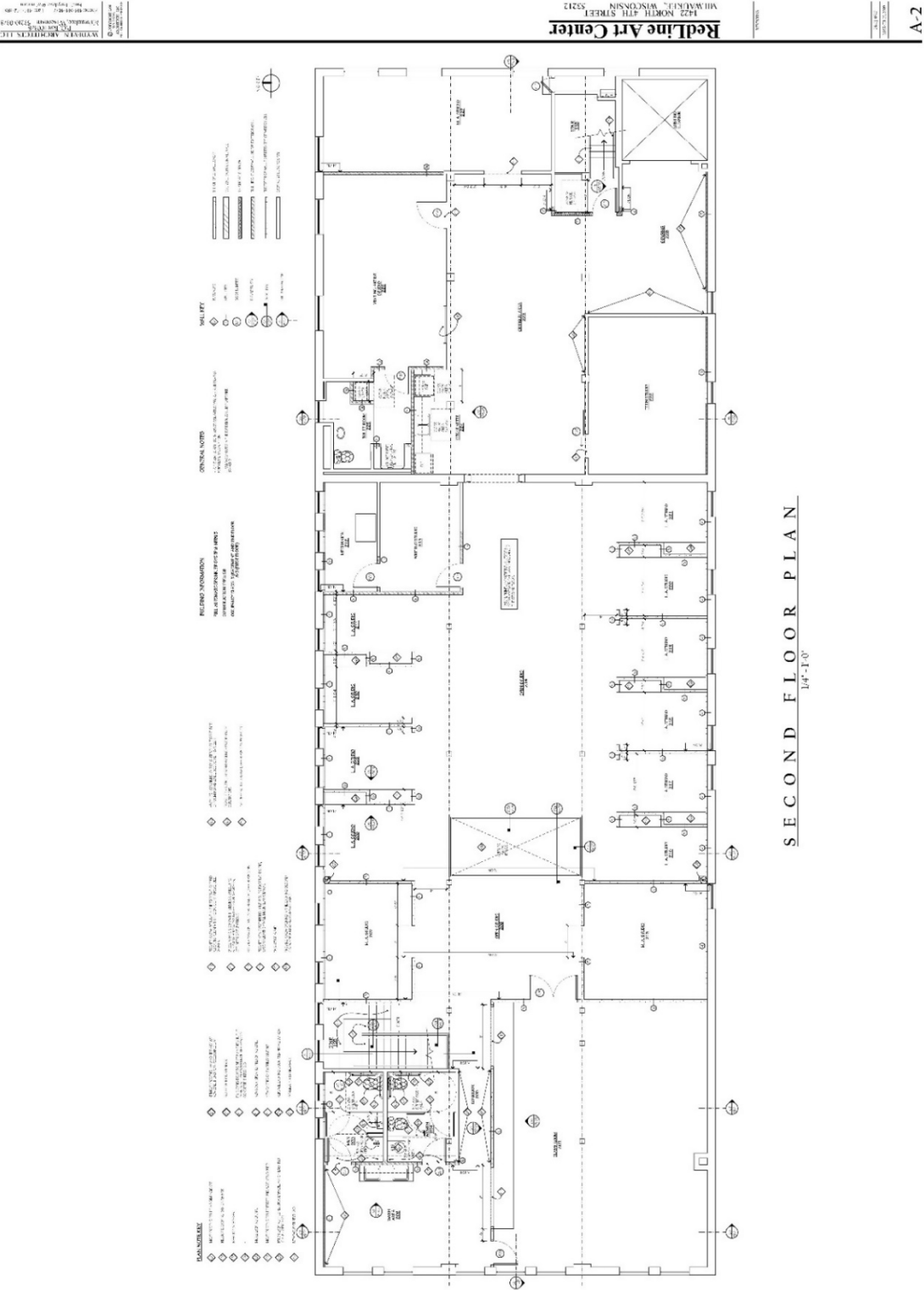
List Price	1,450,000 (\$63.66/sf)
Building Size	22,776 SF
Stories	3 Stories (Garden, 1 <sup>st</sup> & 2 <sup>nd</sup> )
Clear Heights (approximate)	Underside of Deck: 1 <sup>st</sup> : 12'11" 2 <sup>nd</sup> Fl (East): 9'11" 2 <sup>nd</sup> Fl (West): 11'8" Lower: 10'0" Bottom of Joist: 1 <sup>st</sup> : 12'0" 2 <sup>nd</sup> Fl (East): 9'0" 2 <sup>nd</sup> Fl (West): 10'8" Lower: 9' 0"
Framing	Cream city brick & (mostly) exposed timberframe construction
Year Built/Renovated	Approx. 1914/Renovated 2008/2009
Single/Multi Tenancy	Currently a single tenant building; multi-tenancy possible.
Availability	Immediate
Lot Size	0.172 Acres
Zoning	Industrial
Utilities to Building	Municipal water & sewer, gas and electric service by WE Energies; broadband in building.
HVAC	Building is 100% temperature controlled (1 meter) w/separate HVAC units serving each floor.
Electrical Service	LOTS! Two (2) panels each having 400 amp/120/208 volt/3 phase/4 wire electrical service plus dedicated breakers for RTUs, kilns, elevator, make-up air unit, and wall heaters.
Real Estate Taxes – 2018	N/A; currently exempt.
Assessed Value - 2018	\$556,000
Parcel Number	3610291111
Parking	Street and area parking only
Fire Protection	Yes; wet system.
Elevator	One (1) Garaventa Genesis 750# ADA lift (Lobby entrance to 1 <sup>st</sup> floor)
Loading	One (1) 6,000# freight elevator (3 stop). Approximate interior cab dimensions: 8' w x 7'4" h x 9'4" d
Special Features	2 <sup>nd</sup> floor apartment (for occasional artist-in-residence); no separate access. Garden level make-up air unit. Etching & dye lab room; screen wash-out room; acid waste pit; security panel.
Available Lease Space	Call to discuss; sale preferred. See separate lease marketing package.

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

1422 NORTH VEL R PHILLIPS AVENUE  
MILWAUKEE, WI



# SECOND FLOOR PLAN



1422 NORTH VEL R PHILLIPS AVENUE  
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LOWER LEVEL FLOOR PLAN



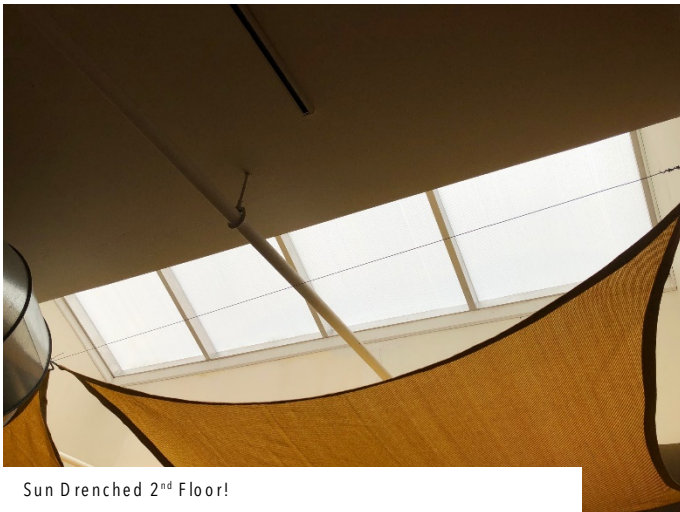
# PHOTOGRAPHS



Beautiful Cream City Brick & Timber Frame Building



High Visibility Entrance w/ADA Lift to 1<sup>st</sup> (Main) Floor



Sun Drenched 2<sup>nd</sup> Floor!



2<sup>nd</sup> Floor Open Collaboration Space



2<sup>nd</sup> Floor Lounge Area

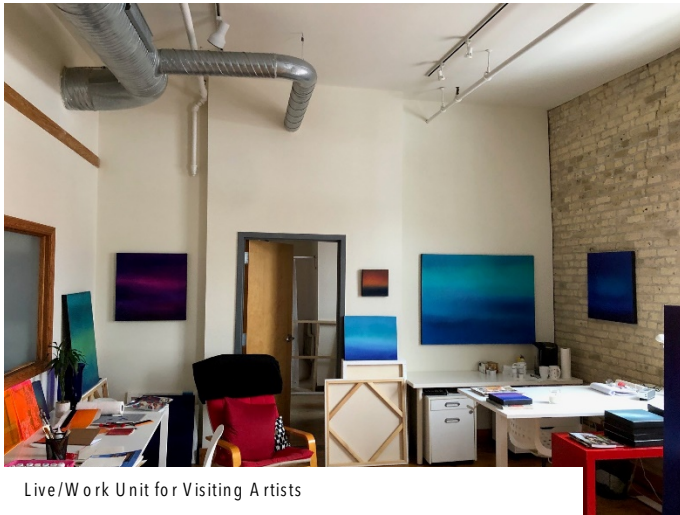


Rear of Building

1422 NORTH VEL R PHILLIPS AVENUE  
MILWAUKEE, WI



# PHOTOGRAPHS



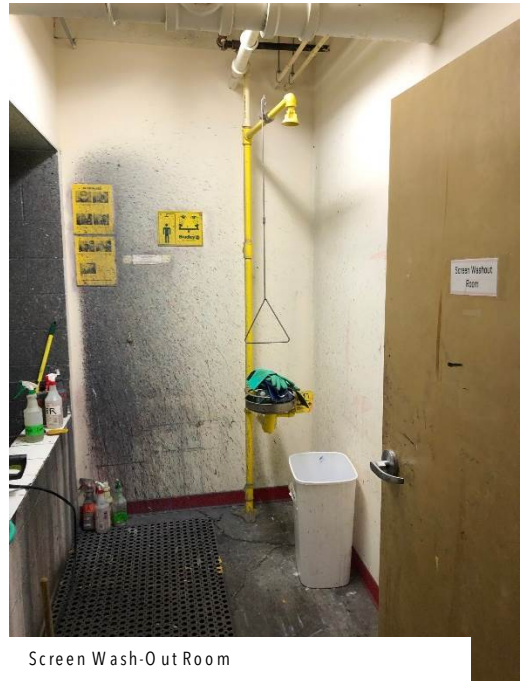
Live/Work Unit for Visiting Artists



Layout & Cutting Tables/Workroom



Etching & Dye Lab Room



Screen Wash-Out Room

# PHOTOGRAPHS



6000# Freight Elevator to All Floors





# PROPERTY PARCEL

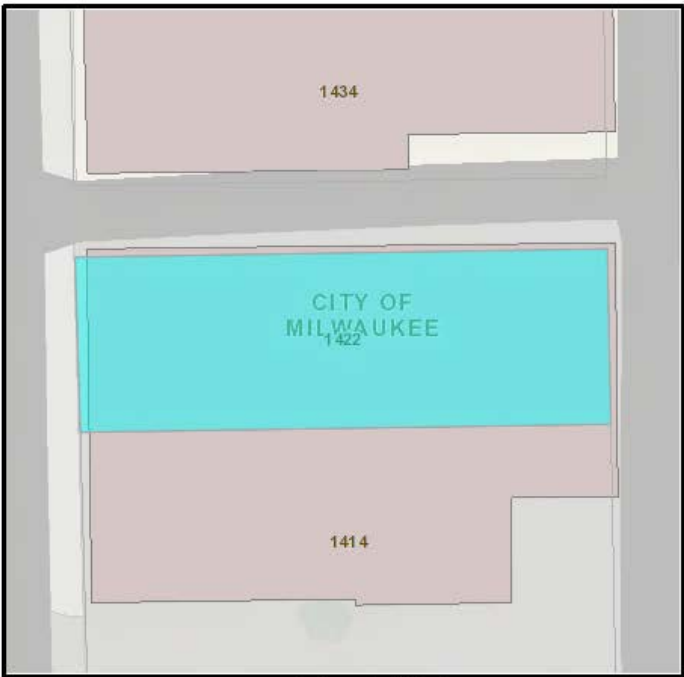
## Milwaukee County Land Information Parcel Report

TAXKEY: 3610291111

Report generated 12/4/2019 2:15:49 PM



Parcel location within Milwaukee County



Selected parcel highlighted

### Parcel Information

TAXKEY: 3610291111  
Record Date:  
Owner(s): WISCONSIN ARTS LAB LLC

Address:	1422 N VEL R PHILLIPS AVE	Assessed Value:	\$0
Municipality:	Milwaukee	Land Value:	\$0
Acres:	0.00	Improvement Value:	\$0

Parcel Description: OTHER  
Zoning Description: Industrial  
Legal Description: ORIGINAL PLAT OF THE TOWN OF MILW WEST OF THE RIVER IN SECS (20 & 29)-7-22 BLOCK 29 LOT 10 BID #08

School District: MILWAUKEE SCHOOL DISTRICT

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 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE  
 TAX KEY / ACCOUNT NO. 3610291111 BILL # 00094170  
 LOCATION OF PROPERTY: 1422 N VEL R PHILLIPS AV  
 LEGAL DESCRIPTION: NEIGHBORHOOD 6266 PLAT PAGE 361/19  
 ORIGINAL PLAT OF THE TOWN OF MILW WEST OF THE RIVE  
 R IN SECS (20 & 29)-7-22 BLOCK 29 LOT 10 BID #08

**Spencer Coggs**  
**CITY TREASURER**  
 CITY HALL, ROOM 103  
 200 EAST WELLS STREET  
 MILWAUKEE, WISCONSIN 53202  
 TELEPHONE: (414) 286-2240  
 TDD: (414) 286-2025  
 FAX: (414) 286-3186  
[www.milwaukee.gov/treasurer](http://www.milwaukee.gov/treasurer)

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction.

WISCONSIN ARTS LAB LLC  
 12745 N 120TH PL  
 SCOTTSDALE, AZ 85259

Class	Assessment-Land	Assmt.-Improvements	Total Assessment	Detail of Special Assessments and Other Charges	
EXEMPT	112,500	443,500	556,000	FIRE PREVENTION INSPECTION	66.04
Avg. Assmt. Ratio	Est. Fair Mkt.-Land	Est. Fair Mkt.-Improvements	Total Est. Fair Market		
1.0010	112,388	443,057	555,445	TOTAL	66.04
School taxes reduced by school levy tax credit			0.00		
Tax Levy	2017 Est. State Aids	2018 Est. State Aids	2017 Net Tax	2018 Net Tax	% Change
State of Wis.			0.00	0.00	+0.000
Sewerage Dist.			0.00	0.00	+0.000
Public Schools	677,761,617	697,837,294	0.00	0.00	+0.000
Tech. College	26,259,259	26,562,925	0.00	0.00	+0.000
County Govt.	24,344,917	24,835,437	0.00	0.00	+0.000
City Govt.	254,421,489	254,674,602	0.00	0.00	+0.000
Total	982,787,282	1,003,910,258	0.00	0.00	+0.000
First Dollar Credit			0.00	0.00	+0.000
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			0.00	0.00	+0.000
Special Assessments and Charges				66.04	
WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.			TOTAL DUE ▶	66.04	◀
Monthly Installment Payment Due: February through July 2019	0.00	Net Assessed Value Rate Before Credits	FULL PAYMENT DUE ON OR BEFORE 01/31/2019		
Monthly Installment Payment Due: August, September, and October 2019	0.00	0.000	FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2019		
			66.04		

## FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
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# MAP OF AREA ATTRACTIONS



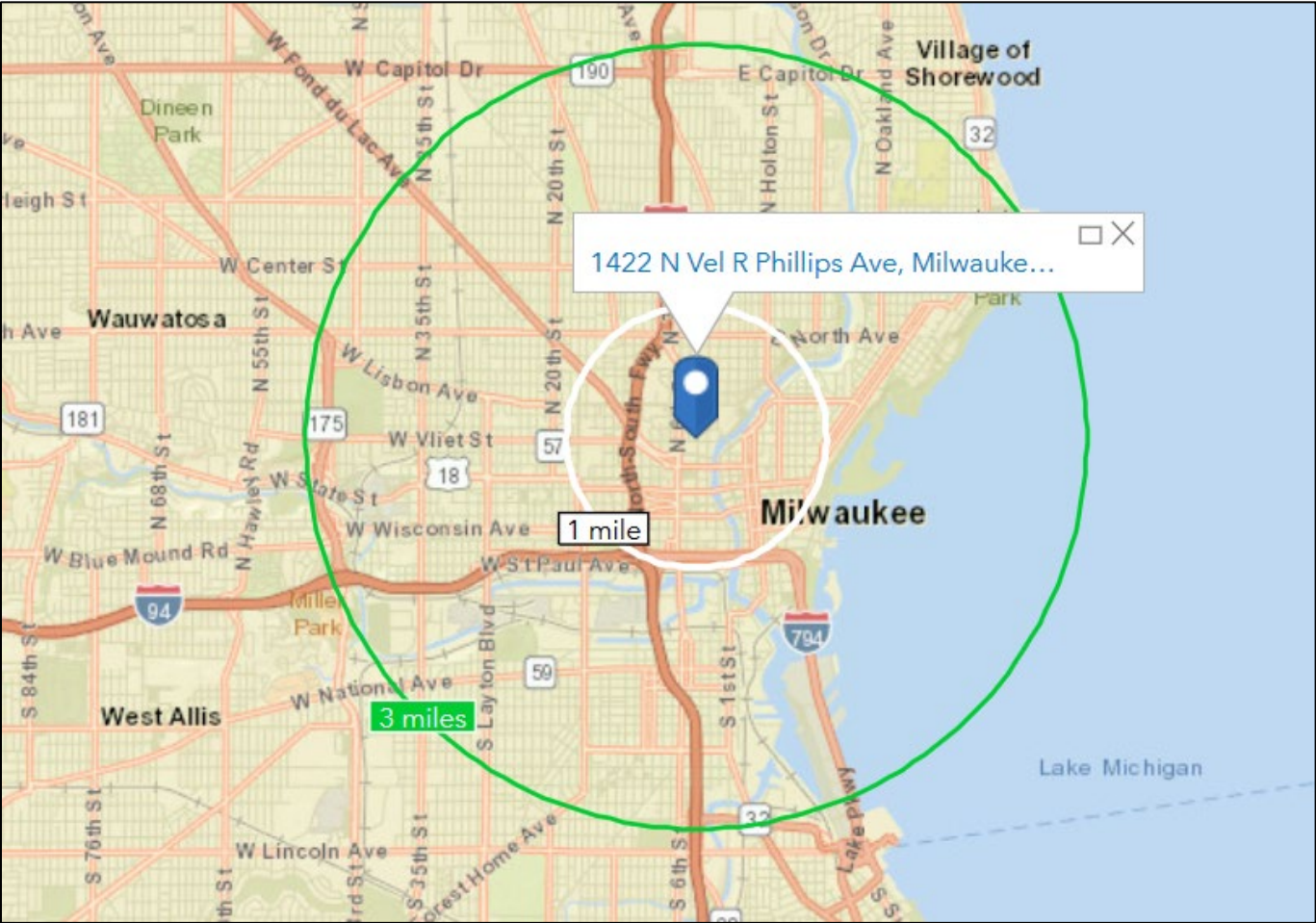
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MILWAUKEE, WI



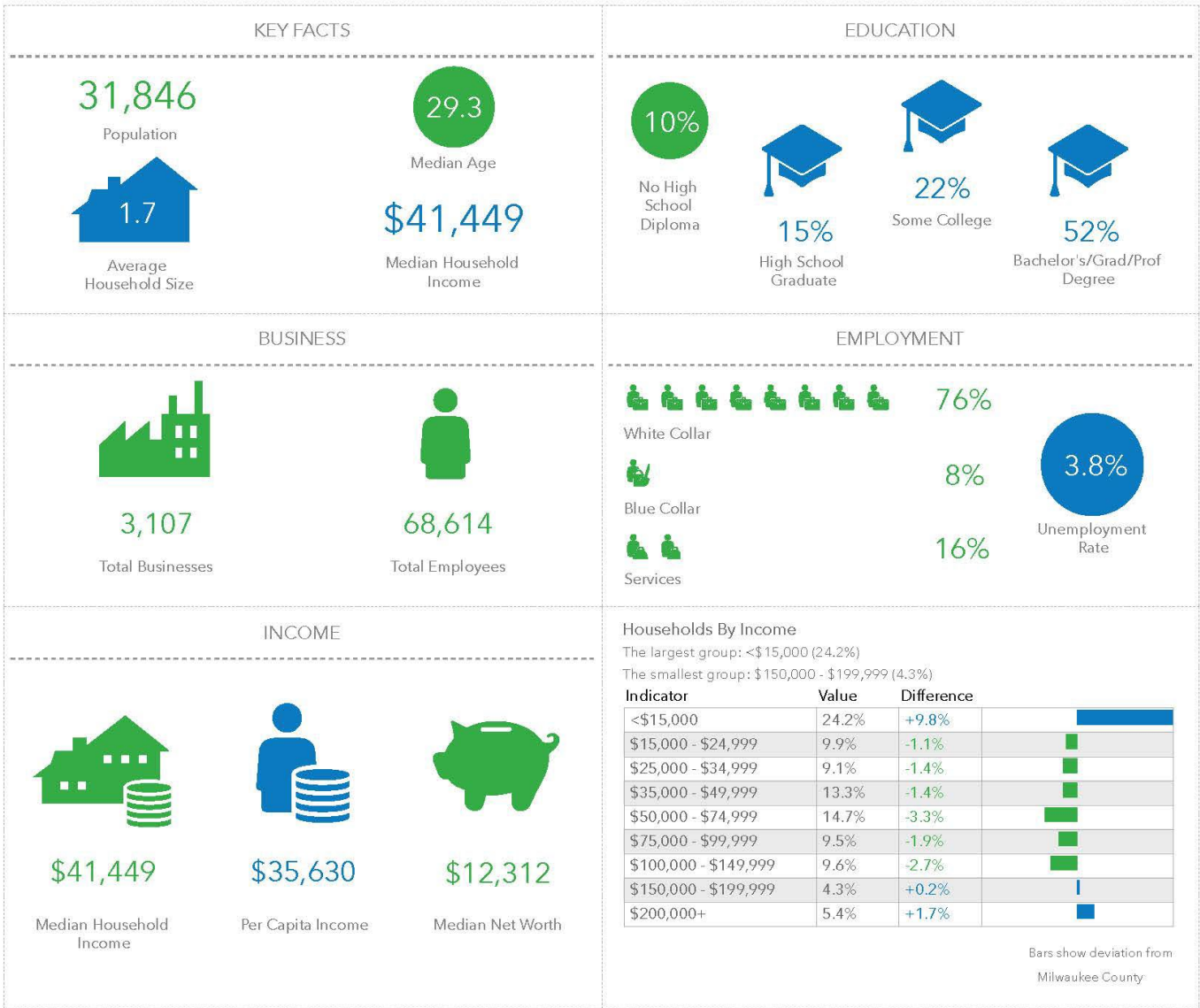
# RADIUS DEMOGRAPHICS

Demographics	1-mile	3-mile
Population	31,846	215,456
Households	15,125	84,497
Median HH Income	\$41,449	\$32,038

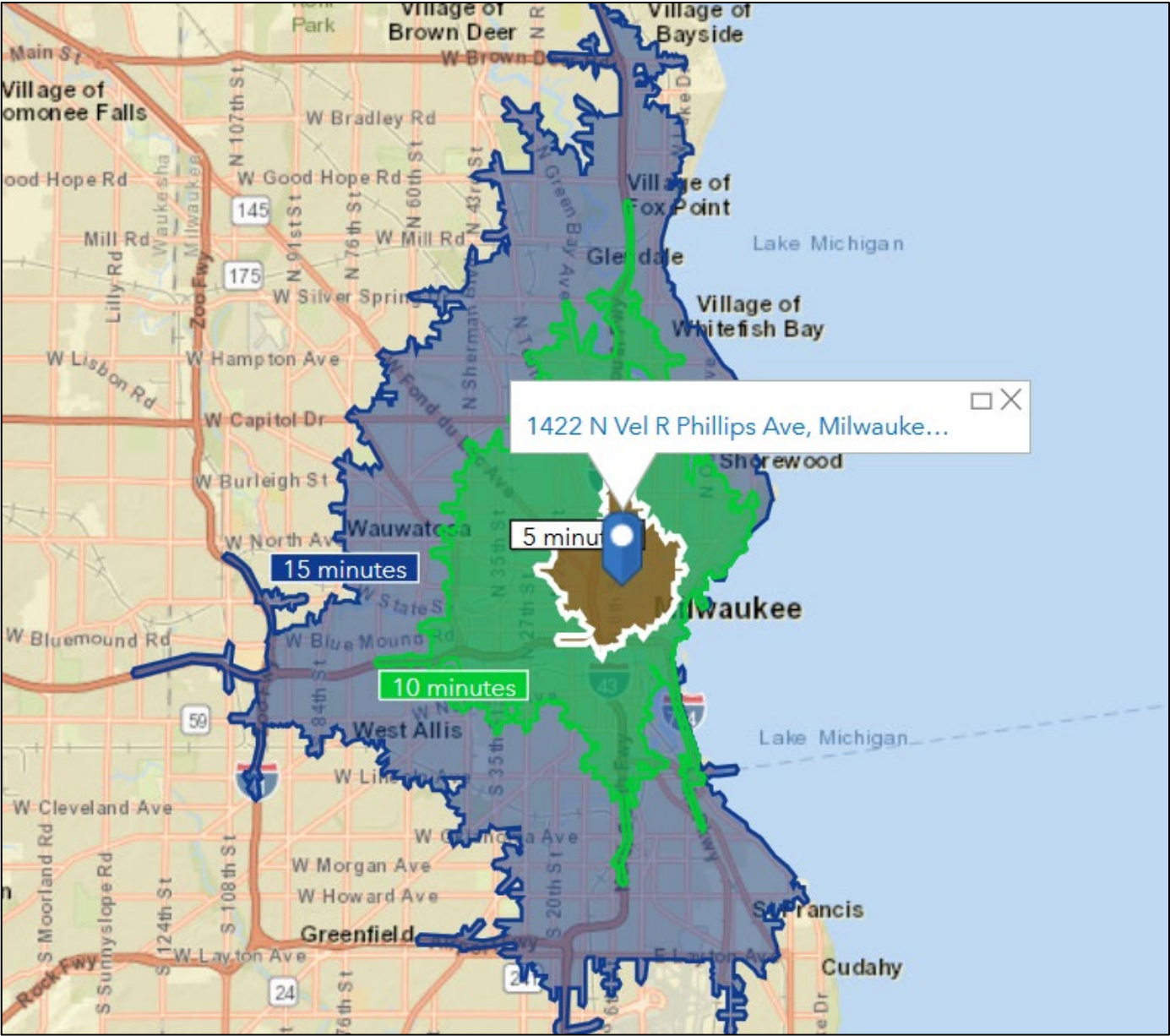
2019-2024 Annual Growth Projections		
Population	0.43%	0.43%
Households	0.48%	0.48%
Median HH Income	2.62%	2.62%



# LOCATION STATS AT A GLANCE – 1 MILE RADIUS



# DRIVE TIMES



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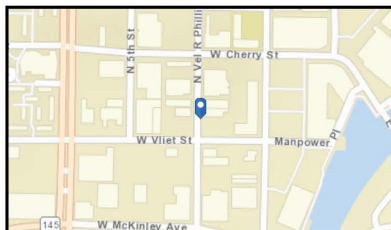
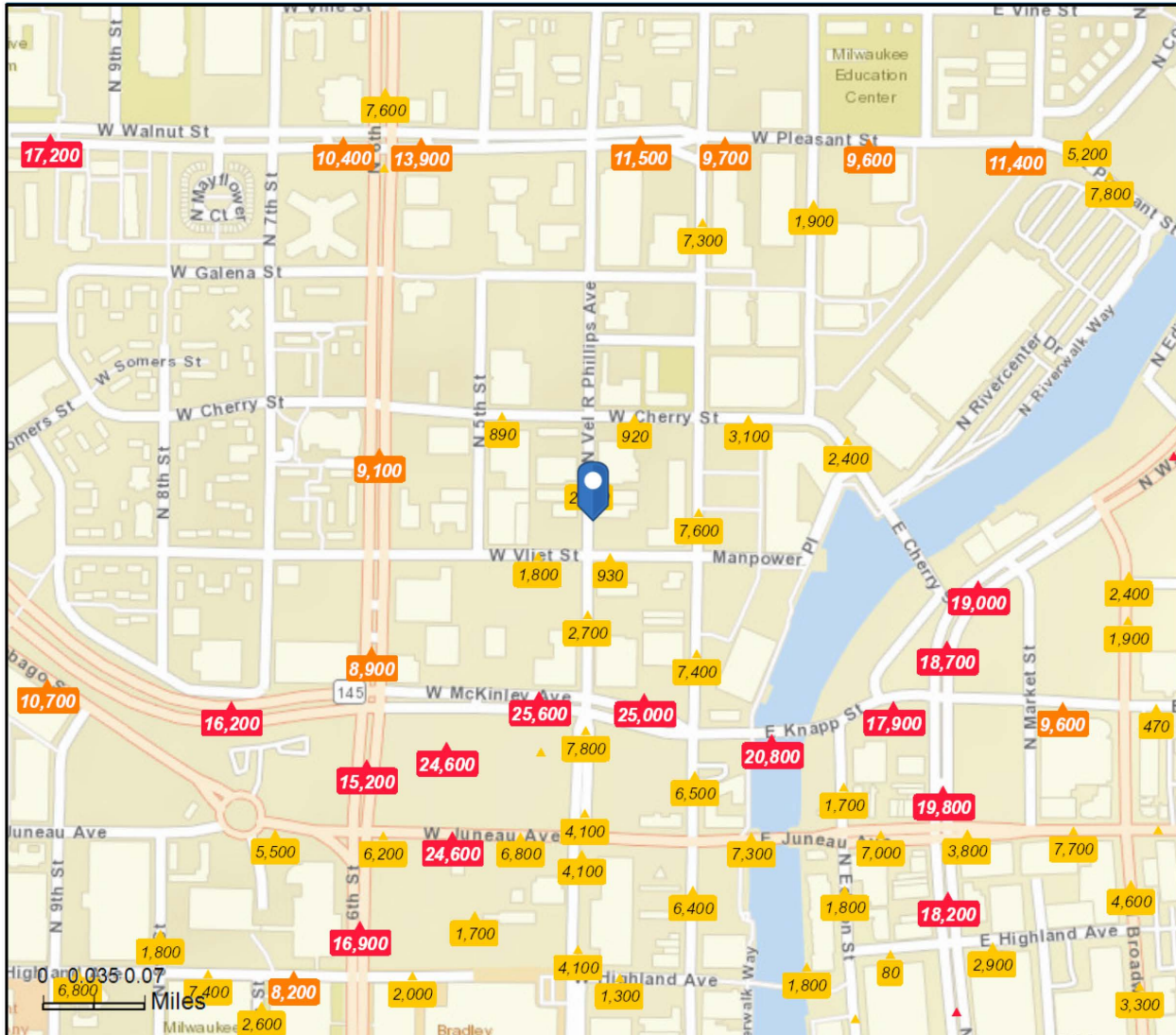
# TRAFFIC COUNTS



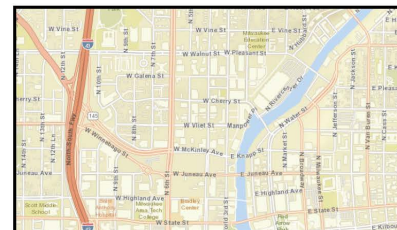
## Traffic Count Map - Close Up

1422 N Vel R Phillips Ave, Milwaukee, Wisconsin, 53212 2  
 1422 N Vel R Phillips Ave, Milwaukee, Wisconsin, 53212  
 Rings: 1, 3 mile radii

Prepared by Esri  
 Latitude: 43.04880  
 Longitude: -87.91578



**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).

December 04, 2019

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 MILWAUKEE, WI

TRANSWESTERN REAL ESTATE SERVICES

PG 15

## 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.

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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