

3122 - 3140 NORTH MAYFAIR ROAD
WAUWATOSA, WI



MAYFAIR ROAD RETAIL

AVAILABLE FOR SALE



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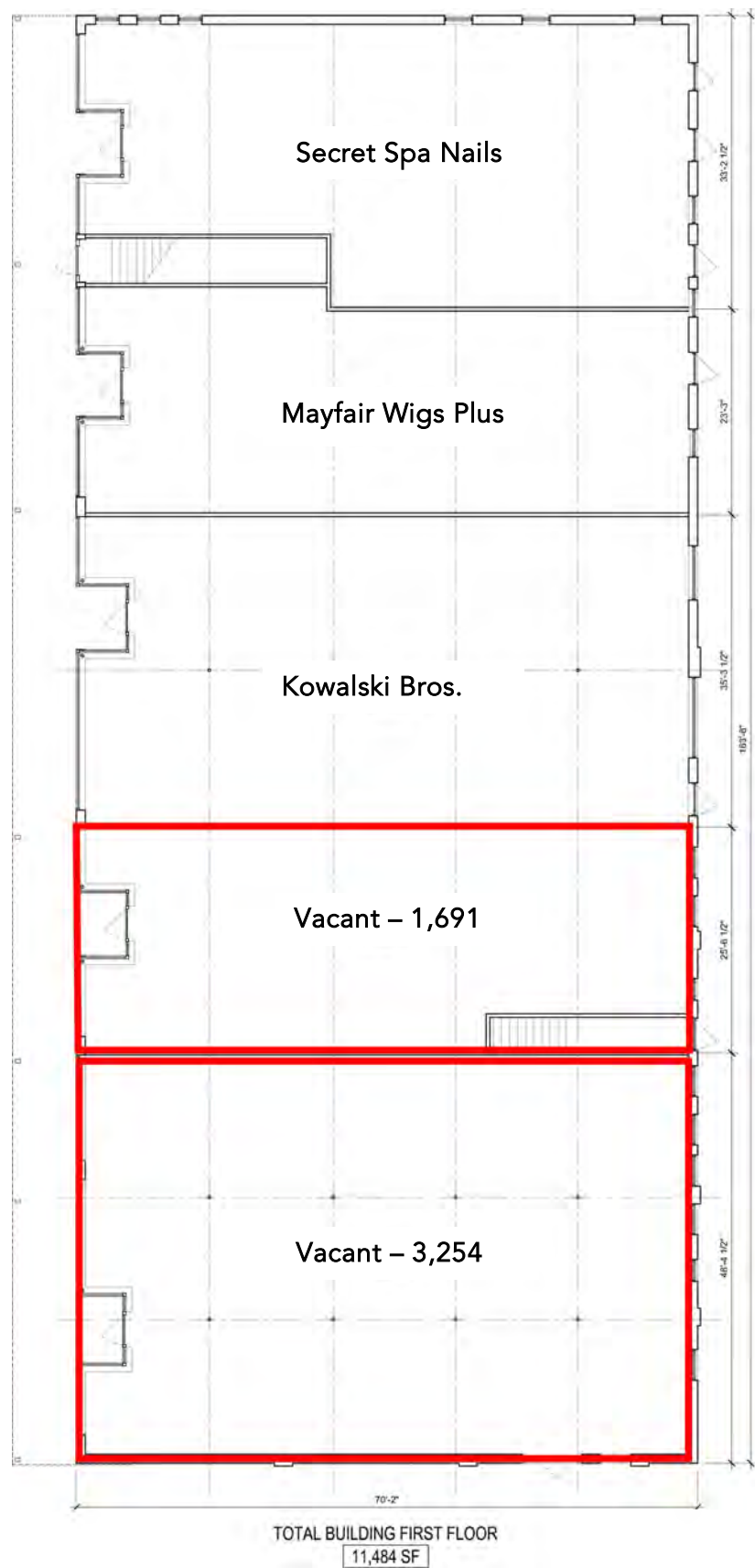
GENERAL INFORMATION

A perfect redevelopment opportunity **priced at 70% of assessed value!** Original owner selling after nearly 70 years. Well below market rents and very short-term leases. Excellent flexibility to increase rents after a well designed face-lift.

Building Size	24,902 sq. ft. – Gross Building Area 11,224 sq. ft. – Net Rentable Retail Area – 1 st Floor 1,938 sq. ft. – 2 nd Floor Apartments 11,480 sq. ft. - Basement
Lot Size (acres)	0.920
Available Space	Suite A: 3,254 sq. ft. Suite B: 1,691 sq. ft.
Parcel ID	295999603
Year Built	Initial construction:1955
Real Estate Assessment	\$1,348,600
Real Estate Taxes	\$31,803
Sale Price	\$945,000.00
Lease Rate	\$11.00 to \$18.00 Net
Operating Expenses	\$5.93 / sq. ft.
Tenant Improvements	Negotiable
HVAC	Gas forced with central A/C
Utilities	Municipal sewer and water
Signs	Monument and building mounted sign
Parking	52 free surface spaces available (4.7/1000).
Zoning	G2 - commercial
Building Composition	Masonry
Amenities	• Mayfair Road address • Easily renovated Type V construction with full basement • Municipal incentives for renovation available • Includes two (2) one bedroom/one bath apartment units

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

FLOOR PLAN



3122 – 3140 NORTH MAYFAIR ROAD
WAUWATOSA, WI



PHOTOGRAPHS



3122 – 3140 NORTH MAYFAIR ROAD
WAUWATOSA, WI

RENOVATION INSPIRATION



2017 REAL ESTATE TAX SUMMARY

2017 Real Estate Tax Summary

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Page 1 Of 1

Parcel #: 295999603		291 - CITY OF WAUWATOSA					
Alt. Parcel #: 2959996003		MILWAUKEE COUNTY, WISCONSIN					
Tax Address: SCHAEFER ENTERPRISES INC 2300 KEVENAUER DR BROOKFIELD WI 53005		Owner(s): O = Current Owner, C = Current Co-Owner O - SCHAEFER ENTERPRISES INC					
Districts: SC = School, SP = Special Type Dist # Description SC 6244 WAUWATOSA		Property Address(es): * = Primary * 3122 N MAYFAIR RD					
Legal Description: Acres: 0.920 SCHAEFER'S ELM KNOLLS LOT 7 BLK 4 & W1/2 ADJ VAC ALLEY & LANDS ADJ IN SW1/4 SEC 8-7-21 DESC AS: COM 160.16 FT E OF SD 1/4 SEC COR TH E 50.07 FT TH N 291.61 FT TH W 25.05 FT TH N 80 FT TH W 185.01 FT TH S 170.46 FT TH E 160.01 FT TH S 202.47 FT TO BEG EXC		Parcel History: <table><thead><tr><th>Date</th><th>Doc #</th><th>Vol/Page</th><th>Type</th></tr></thead></table>		Date	Doc #	Vol/Page	Type
Date	Doc #	Vol/Page	Type				
Plat: * = Primary		Tract: (S-T-R 40% 160% GL) Block/Condo Bldg:					

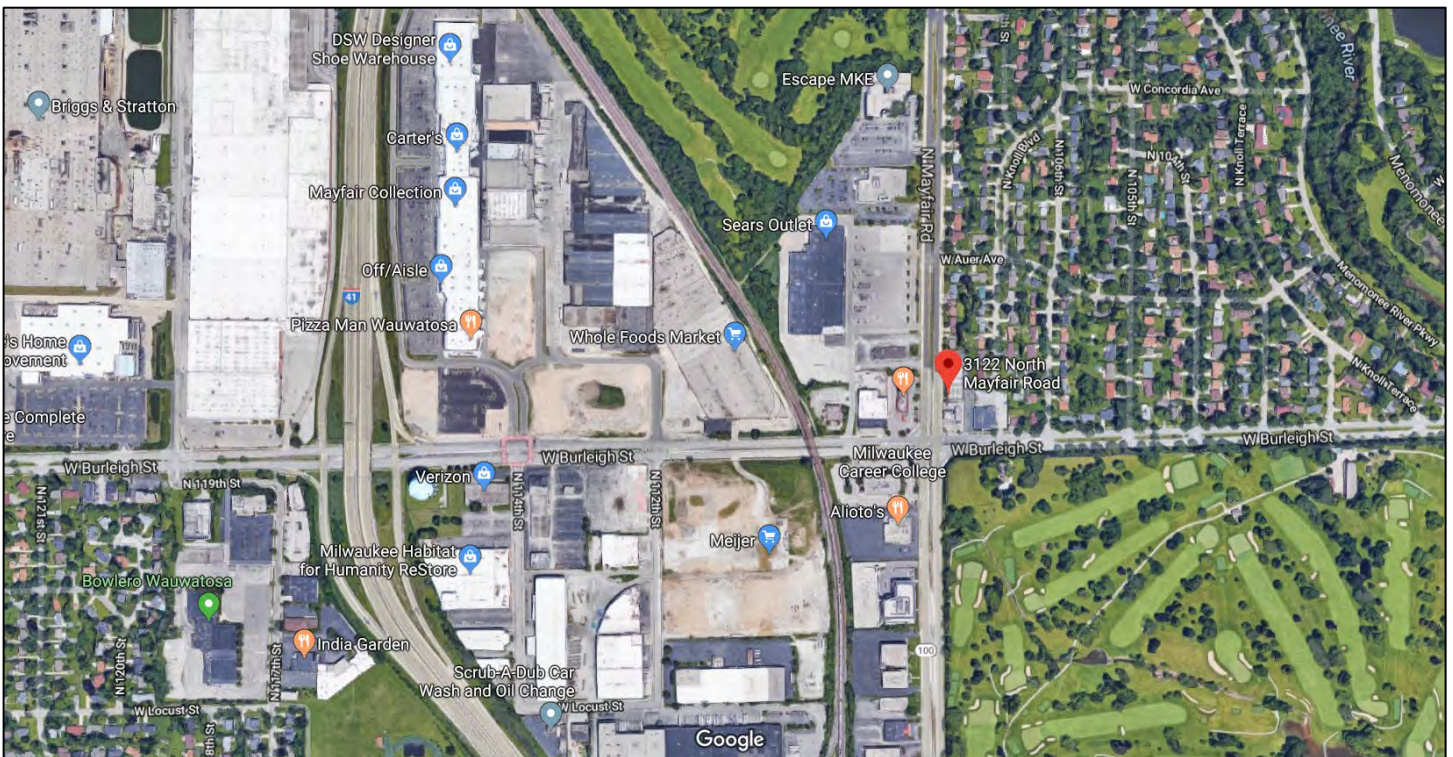
Tax Bill #: 2246		Net Mill Rate 0.000000000		Installments	
		Gross Tax 33,866.69		End Date Total	
		School Credit 2,097.18			
Land Value 1,198,800		Total 31,769.51		1 01/31/2018	10,870.89
Improve Value 149,800		First Dollar Credit 53.68		2 03/31/2018	10,466.22
Total Value 1,348,600		Lottery Credit 0.00		3 05/31/2018	10,466.22
Ratio 0.9183		Net Tax 31,715.83			
Fair Mkt Value 1,468,600					
		Amt Due	Amt Paid	Balance	
Net Tax 31,715.83		31,715.83	0.00	0.00	
Special Assmnt 0.00		0.00	0.00	0.00	
Special Chrg 87.50		87.50	0.00	0.00	
Delinquent Chrg 0.00		0.00	0.00	0.00	
Private Forest 0.00		0.00	0.00	0.00	
Woodland Tax 0.00		0.00	0.00	0.00	
Managed Forest 0.00		0.00	0.00	0.00	
Prop. Tax Interest 0.00		0.00	0.00	0.00	
Spec. Tax Interest 0.00		0.00	0.00	0.00	
Prop. Tax Penalty 0.00		0.00	0.00	0.00	
Spec. Tax Penalty 0.00		0.00	0.00	0.00	
Other Charges 0.00		0.00	0.00	0.00	
TOTAL 31,803.33		31,803.33	0.00	0.00	

Payment History: (Posted Payments)

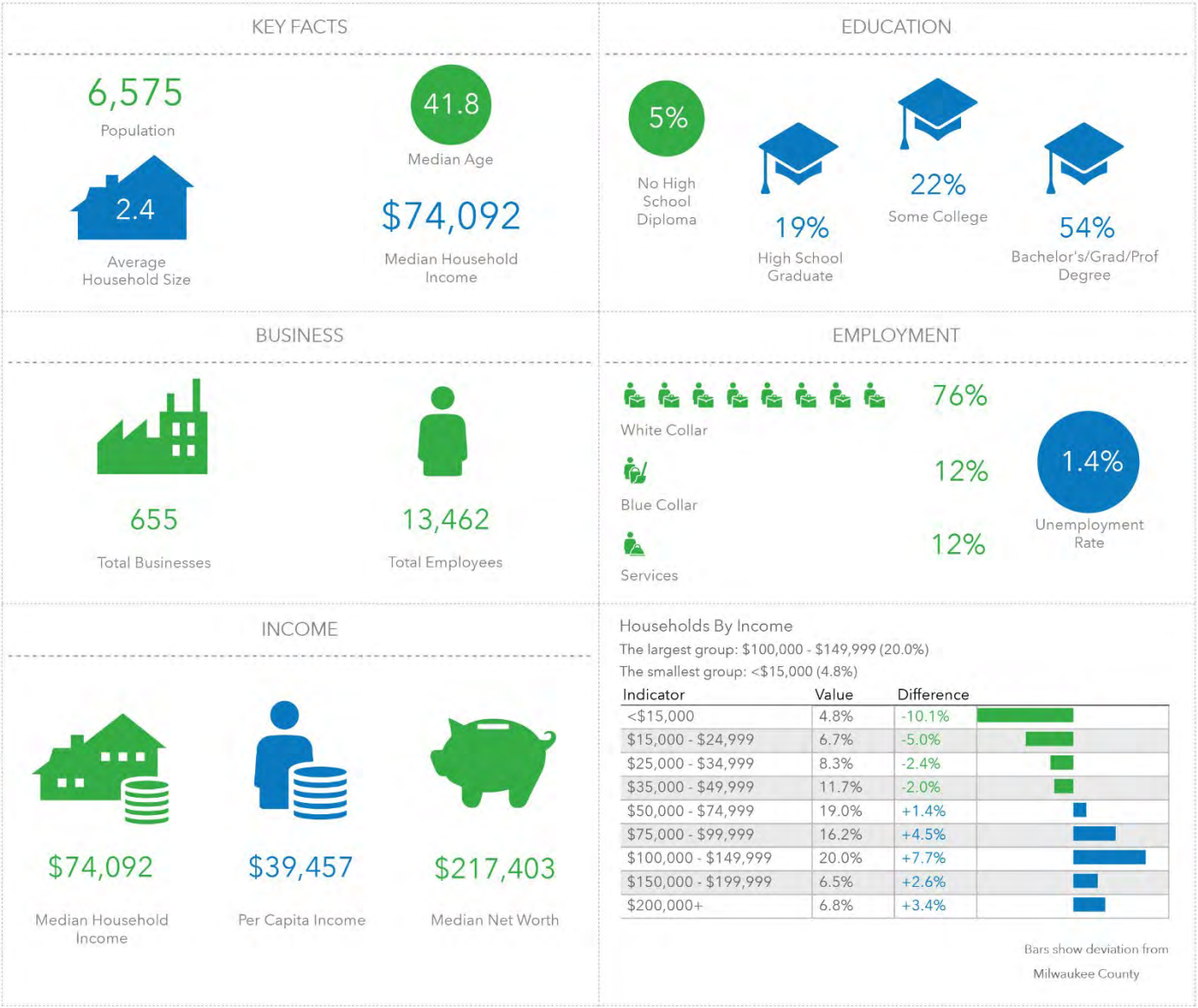
Date	Receipt #	Type	Amount
01/12/2018	185119	T	10,870.89
03/05/2018	5	T	10,466.22
05/18/2018	142027	T	10,466.22

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

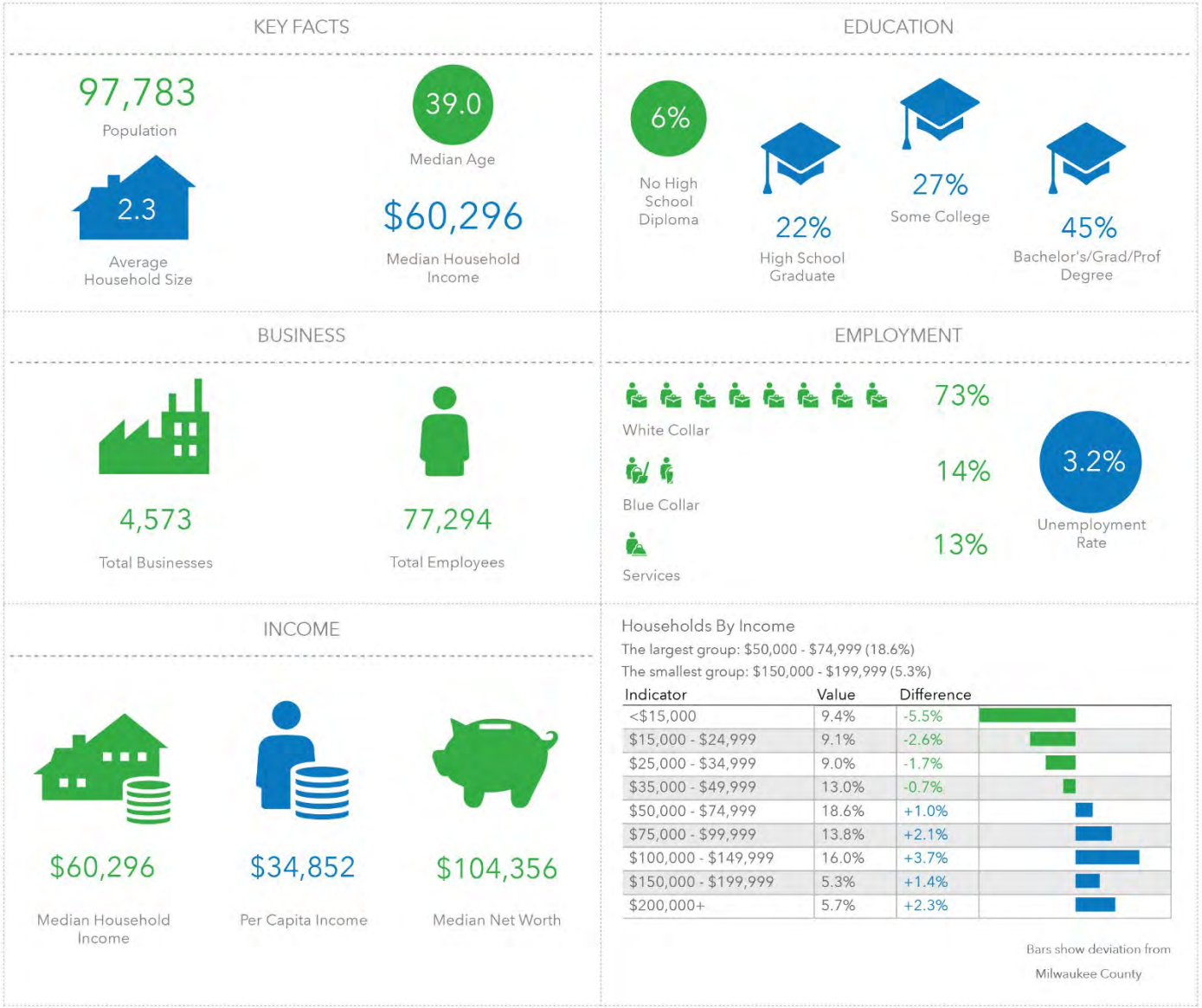
PARCEL AND AERIAL MAP



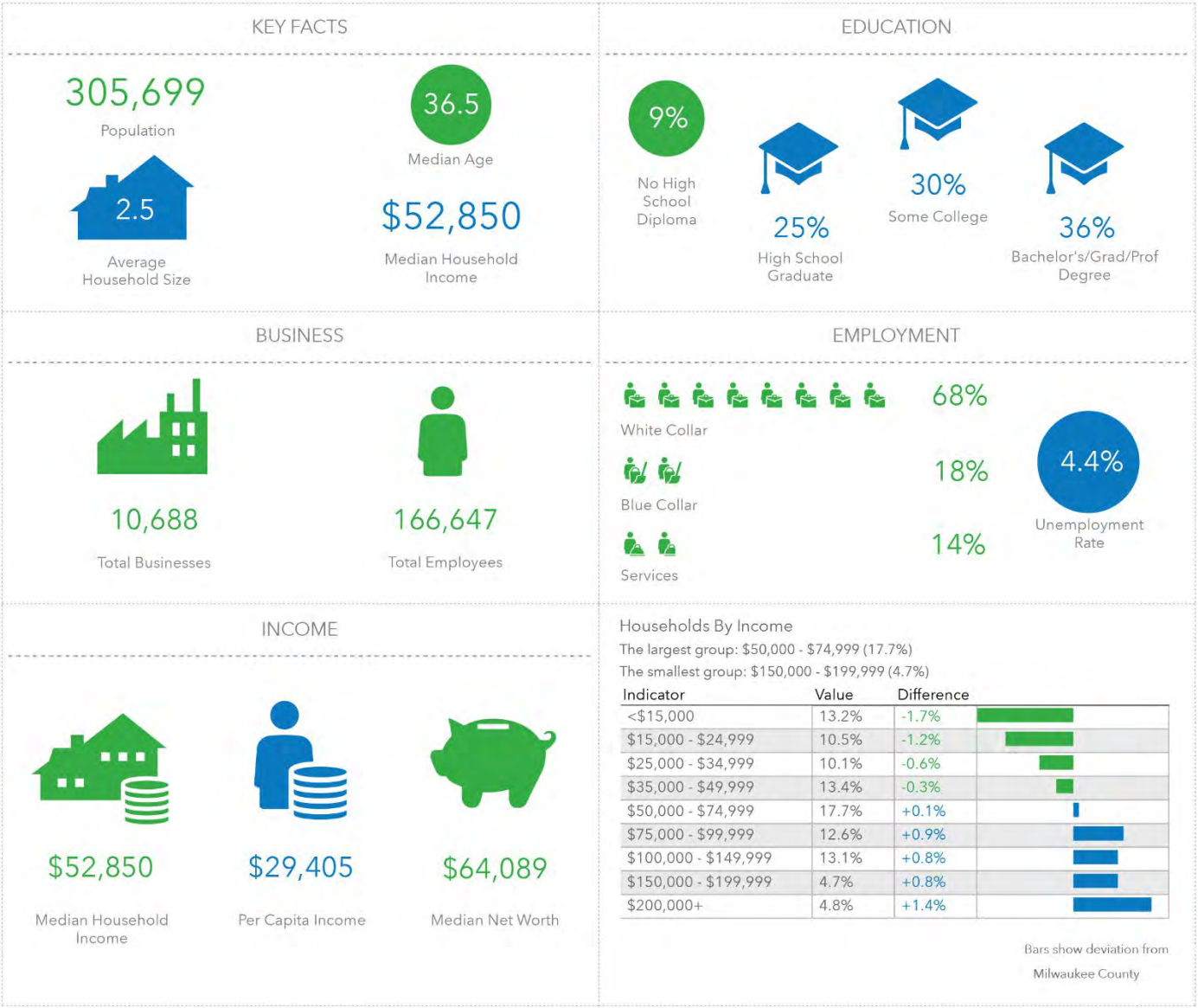
KEY FACTS – 1 MILE



KEY FACTS – 3 MILES



KEY FACTS – 5 MILES



TRAFFIC COUNTS



Traffic Count Profile

3122 N Mayfair Rd, Milwaukee, Wisconsin, 53222 2

3122 N Mayfair Rd, Milwaukee, Wisconsin, 53222

Rings: 1, 3, 5 mile radii

Prepared by Esri

Latitude: 43.07589

Longitude: -88.04775

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.04	N Mayfair Rd	W Auer Ave (0.06 miles N)	2010	17,500
0.12	W Burleigh St	N 106th St (0.0 miles)	2004	17,200
0.15	W Burleigh St	N Mayfair Rd (0.11 miles E)	2010	15,900
0.22	N Mayfair Rd	W Burleigh St (0.14 miles N)	2010	29,600
0.33	W Burleigh St	N 103rd St (0.03 miles W)	2004	20,600
0.50		(0.0 miles)	2011	4,800
0.52	Zoo Fwy	W Burleigh St (0.08 miles NW)	2011	6,300
0.56		(0.0 miles)	2011	5,200
0.58		(0.0 miles)	2011	6,100
0.58	W Burleigh St	N Menomonee River Pkwy (0.04 miles E)	2010	15,900
0.59	Zoo Fwy	W Center St (0.09 miles S)	2008	128,000
0.60	W Center St	N Mayfair Rd (0.11 miles E)	2010	4,500
0.61	N Menomonee River Pkwy	W Auer Ave (0.02 miles NW)	2010	3,200
0.62	Zoo Fwy	W Burleigh St (0.47999999 miles S)	2009	140,000
0.63	W Center St	N 112th St (0.02 miles W)	2007	4,300
0.68	W Burleigh St	N Argonne Dr (0.0 miles E)	2010	14,200
0.69	N Menomonee River Pkwy	W Tower View Blvd (0.04 miles S)	2010	5,300
0.76	Zoo Fwy	W Center St (0.12 miles N)	2011	117,000
0.91	N 100th St	W Vienna Ave (0.06 miles S)	2010	1,200
0.91	N Mayfair Rd	W York Pl (0.02 miles S)	2010	20,600
0.92	W Burleigh St	N 124th St (0.03 miles W)	2010	14,600
0.95	W Capitol Dr	N Mayfair Rd (0.08 miles E)	2010	33,300
0.96	W Capitol Dr	N 107th St (0.03 miles W)	2010	38,000
0.96	N 124th St	W Robin Ln (0.01 miles N)	1998	18,600
0.97	N 124th St	W Burleigh St (0.04 miles N)	2009	25,300
0.99	Zoo Fwy	W Capitol Dr (0.07 miles N)	2010	8,900
0.99	Zoo Fwy	W Meinecke Ave (0.04 miles N)	1997	128,350
1.00	Zoo Fwy	W Capitol Dr (0.04 miles NW)	2011	10,100
1.01	N Mayfair Rd	W North Ave (0.1 miles S)	2010	32,400
1.01	Zoo Fwy	W Meinecke Ave (0.05 miles N)	2011	2,200

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 1963 to 2018. Over 25% of the counts were taken between 2010 and 2018 and over 77% of the counts were taken between 2000 and 2018. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2019 Kalibrate Technologies (Q4 2018).

April 23, 2019

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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