

FOR SALE



TRANSWESTERN

REAL ESTATE
SERVICES

1776 NORTH WATER STREET

MILWAUKEE, WI 53202



Sale Information:

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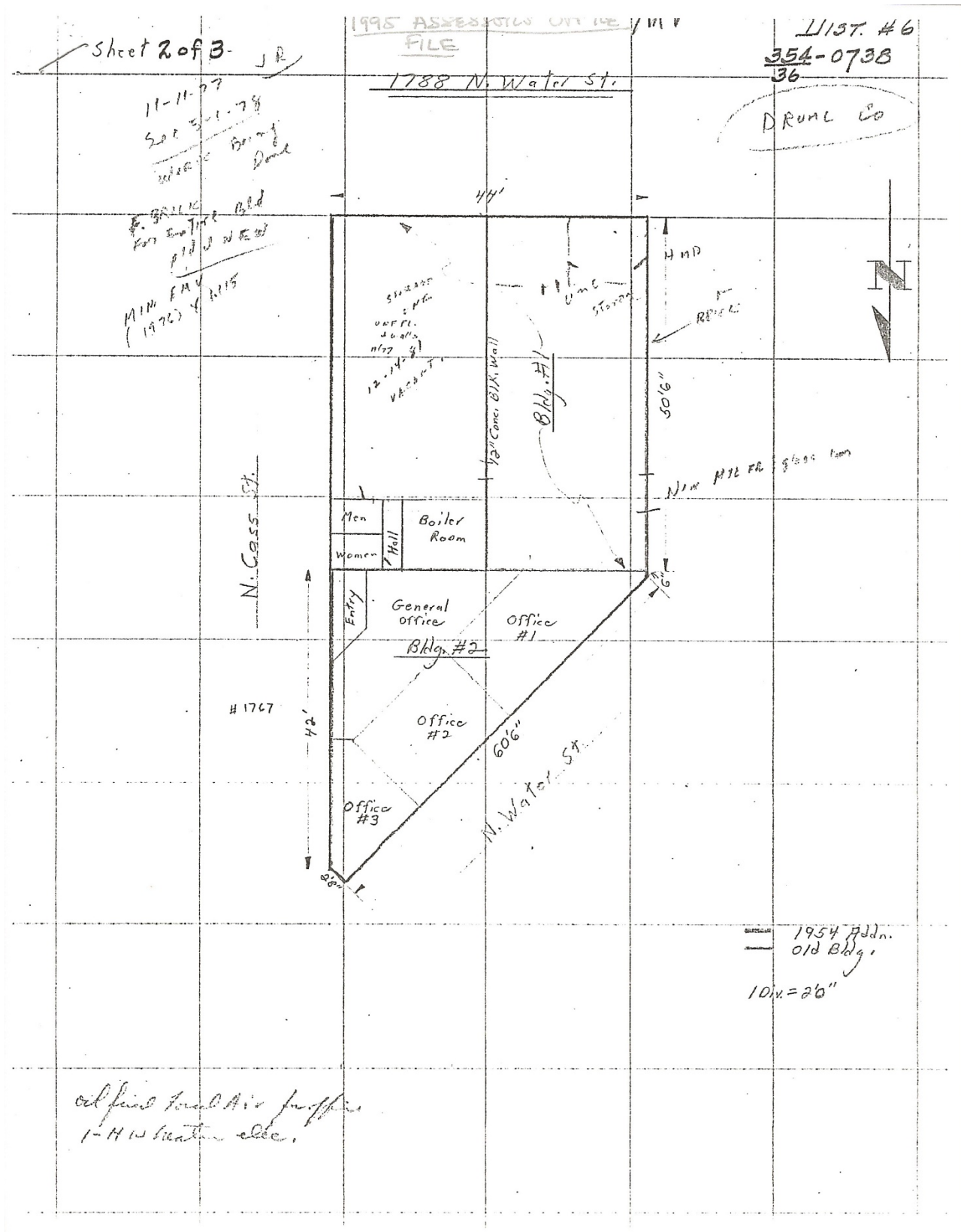
www.transwestern.com/milwaukee

GENERAL INFORMATION

Not too many of these left! If you've been searching for that special well-located and versatile small building opportunity for your business or investment, you'll want to look at this distinctive Brady Street/Upper Water Street District property. Continue using as basic office/warehouse or modify the single-story structure as needed for your business purposes; for those with bigger plans, purchase the adjacent property to the south for a larger assemblage. Don't miss your chance to join this vibrant area offering the best of giant residential neighborhood charm with downtown/east side energy and amenities. Call Marianne Burish or John Dulmes today to schedule a tour.

Property Address	1776 N Water Street, Milwaukee, WI 53202
Tax Key	3540738110-20993 (2 lots on 1 tax key)
List Price	\$470,000 (\$144.61/sf)
Building Size/Parcel Size	+3,250 SF building situated on 0.10459 acres per city records
Year Built	Original "Building 1" on or about 1927; "building 2" addition in 1954
Stories	1 Story original building circa 1927; single story triangular addition in 1954 (both buildings now under 1 tax key)
Zoning	Industrial https://city.milwaukee.gov/ImageLibrary/Groups/ccClerk/Ordinances/Volume-2/CH295-sub8.pdf
Real Estate Taxes	\$8,113.00 (net). See 2020 tax bill on page 7
Framing	Brick over masonry (block) exterior
Roof	Insulated ballasted rubber roof
Occupancy	Fall 2021
Utilities	Municipal water & sewer, gas and electric service by WE Energies
HVAC	Two (2) gas furnaces (120 & 80 BTU building 1 & 2 respectively); rooftop a/c units.
Electrical Service	TBV
Parking – On Site	3 to estimated 7 surface spaces (varies with use and need for loading area)
Loading Area	Double service door at grade
Environmental	1000-gallon underground fuel oil storage tank removed in 1996 per then-prevailing code; buyer may further verify per due diligence.

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



EXTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS



INTERIOR PHOTOGRAPHS



SURVEY

PLAT OF SURVEY

DESCRIPTION

LOT 1 & LOT 2 IN BLOCK 9 OF HUBBARD & PEARSON ADDITION IN THE NORTHWEST 1/4 OF SECTION
SECTION 21, TOWNSHIP 7 NORTH, RANGE 22 EAST IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY,
STATE OF WISCONSIN. CONTAINING 4,665 SQ.FT. 0.10 ACRES MORE OR LESS.

DATE: 01/25/95

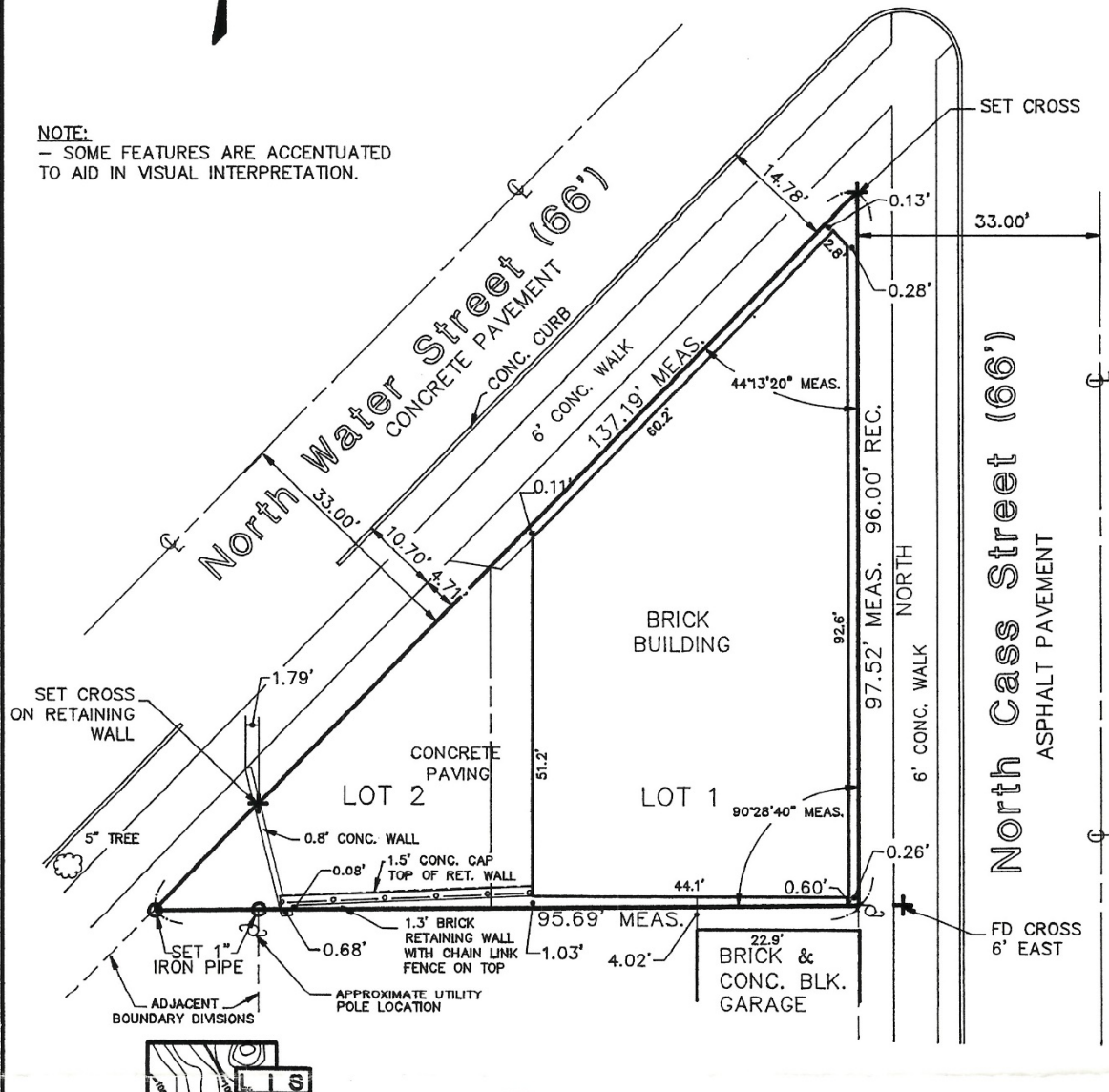
PREPARED FOR: LIFE CORPORATION

LIS # 41129-02

REVISION: 03/31/95 REMOVED EXISTING UTILITY POLE & WIRES, SHOW
EXISTING NEW LOCATION OF UTILITY POLE(41129-03)C.L.H.

NOTE:

- SOME FEATURES ARE ACCENTUATED
TO AID IN VISUAL INTERPRETATION.



PROPERTY PARCEL

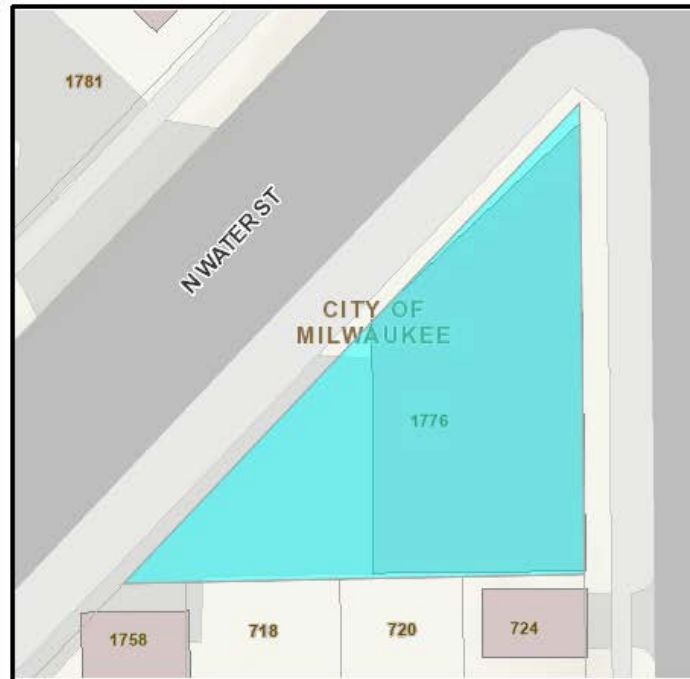
Milwaukee County Land Information Parcel Report

TAXKEY: 3540738110

Report generated 5/24/2021 2:57:20 PM



Parcel location within Milwaukee County



Selected parcel highlighted

Parcel Information

TAXKEY: 3540738110

Record Date:

Owner(s): JOHN KIRCHGEORG
C/O LIFE CORPORATION

Address: 1776 N WATER ST

Municipality: Milwaukee

Acres: 0.00

Assessed Value: \$277,900

Land Value: \$109,100

Improvement Value: \$168,800

Parcel Description: MANUFACTURING

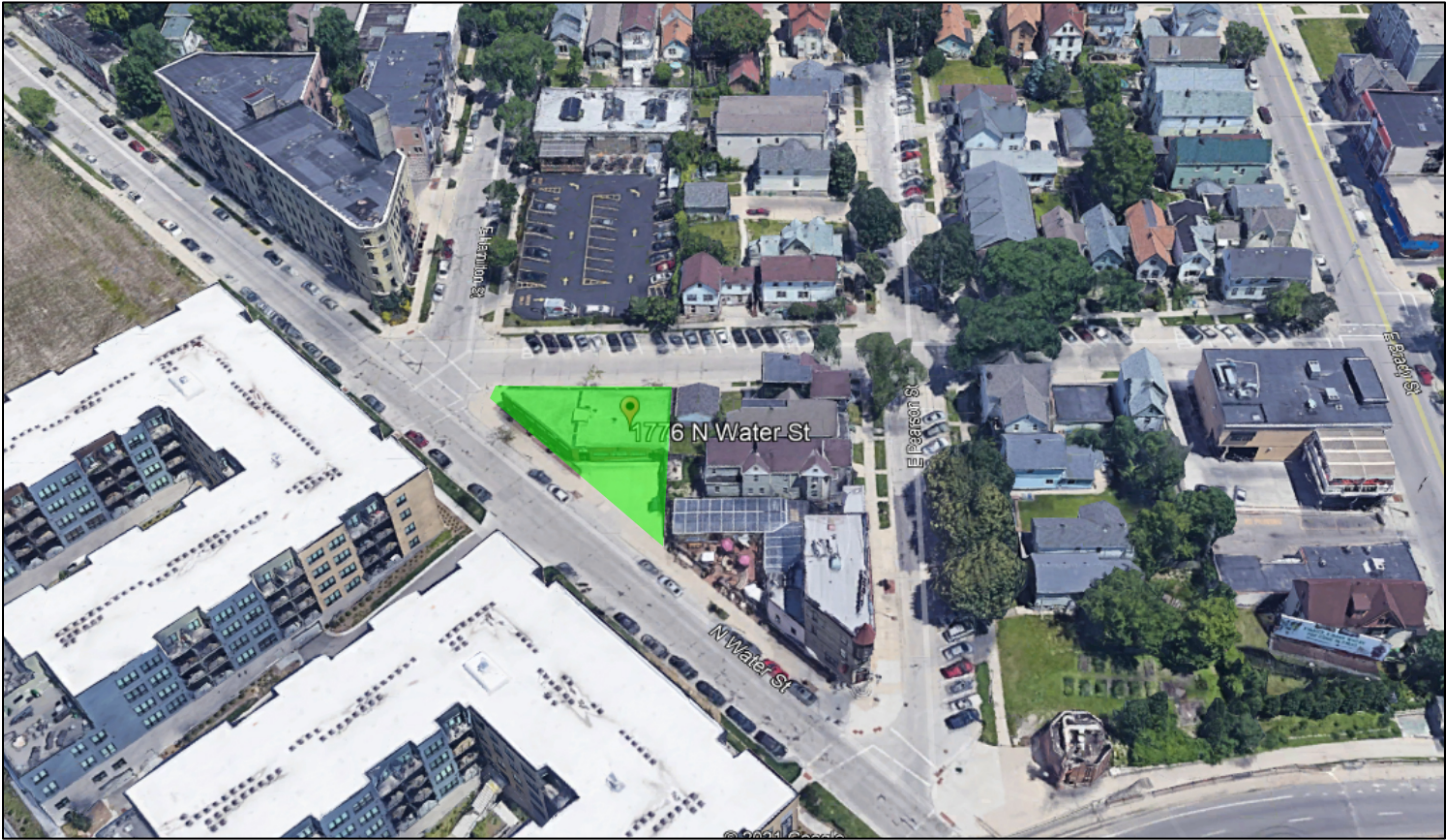
Zoning Description: Industrial

Legal Description: HUBBARD & PEARSON ADD'N IN NW 1/4 SEC 21-7-22 BLOCK 9 LOTS 1 & 2

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.

AERIAL



2020 PROPERTY TAX DETAIL & LEGAL DESCRIPTION

2020 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
 TAX KEY / ACCOUNT NO. 3540738110 BILL # 00089155
 LOCATION OF PROPERTY: 1776 N WATER ST
 LEGAL DESCRIPTION: NEIGHBORHOOD 630 PLAT PAGE 354/36
 HUBBARD & PEARSON ADD'N IN NW 1/4 SEC 21-7-22 BLOC
 K 9 LOTS 1 & 2

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

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.

JOHN KIRCHGEORG
 C/O LIFE CORPORATION
 1776 N WATER ST
 MILWAUKEE, WI 53202
 USA

Class	Assessment-Land	Assmt.-Improvements	Total Assessment	Detail of Special Assessments and Other Charges
MANUFACTURING	136,400	172,600	309,000	FIRE PREVENTION INSPECTION 102.21
Avg. Assmt. Ratio	Est. Fair Mkt.-Land	Est. Fair Mkt.-Improvements	Total Est. Fair Market	
1.0172	134,094	169,681	303,775	TOTAL 102.21
School taxes reduced by school levy tax credit			478.34	

Tax Levy	2019 Est. State Aids	2020 Est. State Aids	2019 Net Tax	2020 Net Tax	% Change
State of Wis.			0.00	0.00	+0.000
Sewerage Dist.			461.34	482.60	+4.608
Public Schools	699,448,479	724,871,983	2,168.20	2,732.17	+26.011
Tech. College	27,152,620	27,308,513	331.76	350.41	+5.622
County Govt.	25,060,920	25,198,806	1,341.65	1,403.01	+4.573
City Govt.	257,755,454	256,642,807	2,941.29	3,117.50	+5.991
Total	1,009,417,473	1,034,022,109	7,244.24	8,085.69	+11.615
First Dollar Credit			-68.04	-74.90	+10.082
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			7,176.20	8,010.79	+11.630
Special Assessments and Charges				102.21	

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.

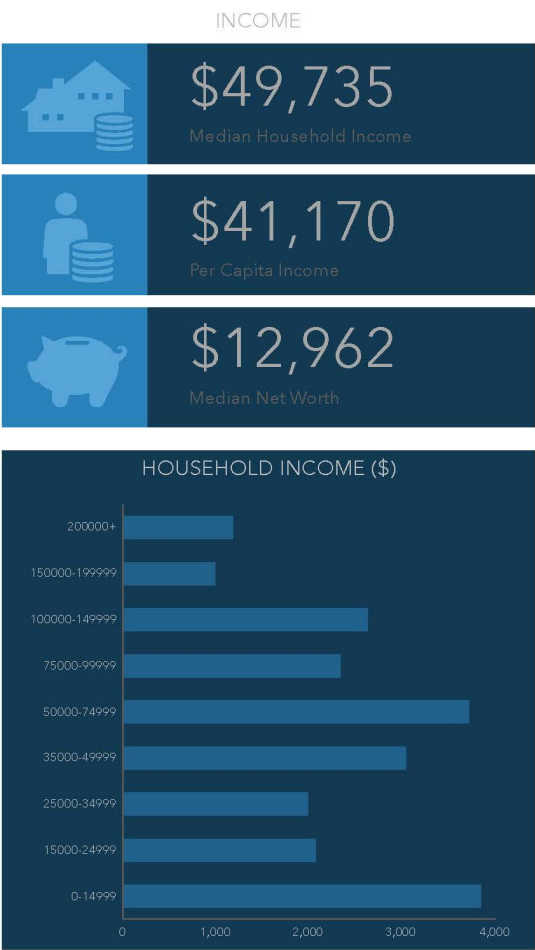
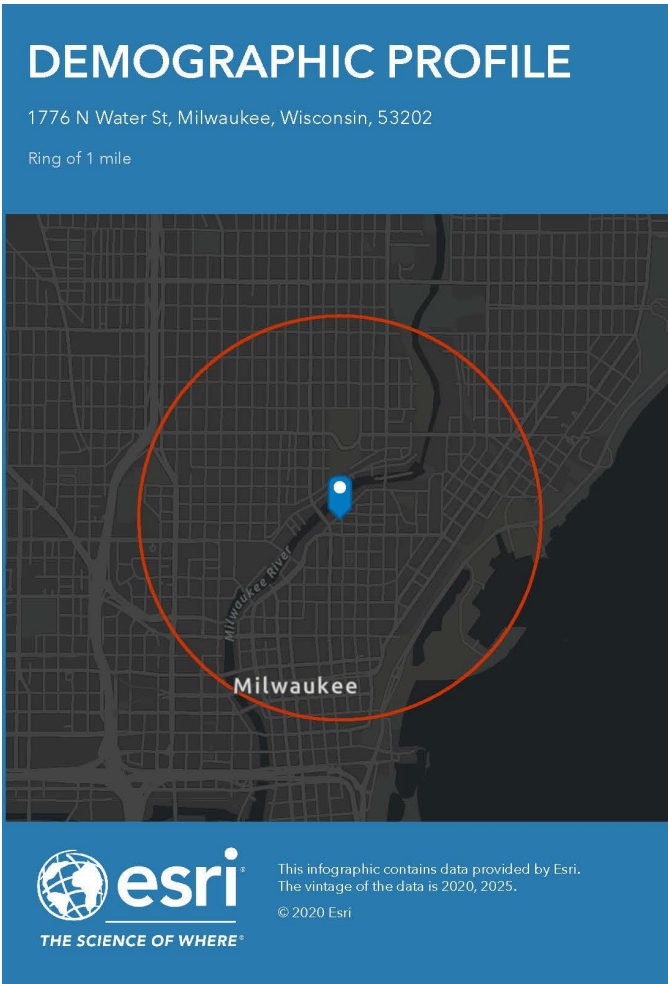
TOTAL DUE	8,113.00
FULL PAYMENT DUE ON OR BEFORE 01/31/2021	8,113.00
FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2021	886.57

Monthly Installment Payment Due: February through July 2021	886.93	Net Assessed Value Rate Before Credits
Monthly Installment Payment Due: August, September, and October 2021	634.95	26.167

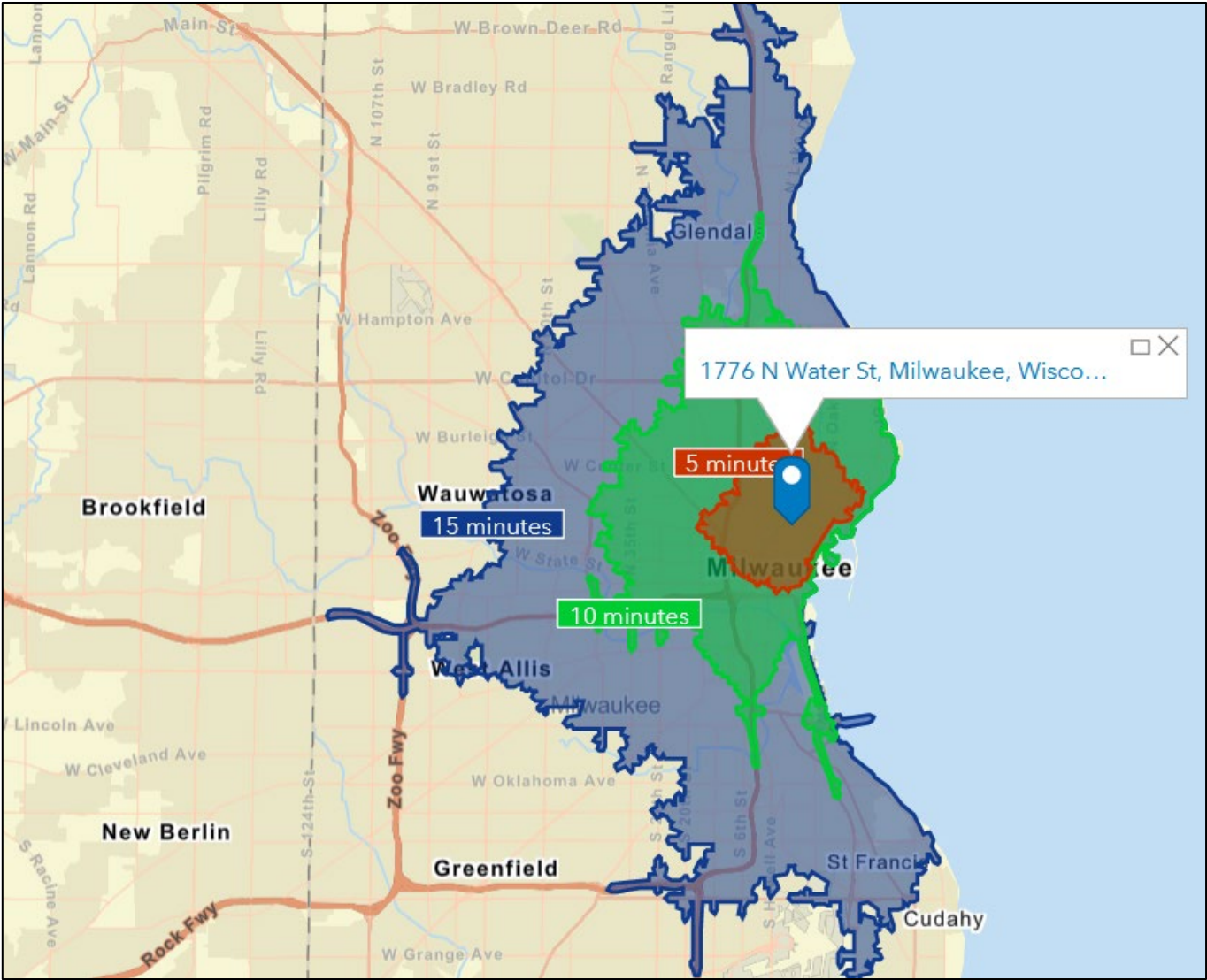
MAP OF AREA ATTRACTIONS



DEMOGRAPHICS – 1 MILE



DRIVE TIMES



TRAFFIC COUNTS



Traffic Count Profile

1776 N Water St, Milwaukee, Wisconsin, 53202
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 43.05418
Longitude: -87.90245

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.08	E Brady St	N Cass St (0.03 miles E)	2018	11,000
0.10	N Water St	E Brady St (0.03 miles SW)	2018	7,200
0.11	E Brady St	N Water St (0.02 miles W)	2018	10,400
0.13	E Brady St	N Marshall St (0.01 miles W)	2007	12,100
0.13	N Holton St	N Riverwalk Way (0.02 miles SE)	2018	9,400
0.14	N Commerce St	N Booth St (0.04 miles NE)	2014	6,000
0.15	N Van Buren St	E Brady St (0.06 miles N)	2018	7,600
0.20	N Jackson St	N Water St (0.07 miles N)	2010	400
0.22	E Kane Pl	N Astor St (0.01 miles W)	2015	7,300
0.23	N Humboldt Ave	E Brady St (0.02 miles S)	2018	3,600
0.25	N Humboldt Ave	E Kane Pl (0.03 miles N)	2018	10,600
0.25	N Water St	E Pleasant St (0.06 miles S)	2018	17,500
0.25	E Pleasant St	N Van Buren St (0.02 miles W)	2003	3,200
0.26	N Humboldt Ave	E Kewaunee St (0.03 miles S)	2015	2,500
0.26	E Brady St	N Humboldt Ave (0.03 miles W)	2018	10,300
0.26	E Pleasant St	N Jackson St (0.02 miles W)	2003	3,200
0.29	E Pleasant St	N Jefferson St (0.02 miles W)	2014	2,400
0.29	N Van Buren St	E Pleasant St (0.04 miles N)	2018	8,200
0.31	N Jackson St	E Lyon St (0.04 miles S)	2009	1,200
0.31	N Jefferson St	E Pleasant St (0.02 miles N)	2000	1,900
0.33	N Holton St	E Garfield Ave (0.04 miles N)	2007	8,100
0.35	E Pleasant St	N Commerce St (0.03 miles NW)	2018	7,800
0.35	N Commerce St	E Pleasant St (0.01 miles SW)	2003	5,200
0.36	E Lyon St	N Jefferson St (0.02 miles W)	2013	2,400
0.37	N Water St	N Milwaukee St (0.01 miles SW)	2018	20,200
0.39	N Humboldt Ave	E Garfield Ave (0.02 miles N)	2010	10,900
0.39	N Van Buren St	E Ogden Ave (0.03 miles S)	2018	7,800
0.40	North Holton Street	E Garfield Ave (0.04 miles S)	2019	10,400
0.40	E Lyon St	N Milwaukee St (0.01 miles W)	2013	1,900
0.40	E Pleasant St	N Palmer St (0.02 miles E)	2003	11,400

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 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. 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: ©2021 Kalibrate Technologies (Q1 2021).

May 25, 2021

Page 1 of 1

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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