

Commercial Condos - For Sale

413 N 2nd Street, Units 100 & 125

MILWAUKEE, WI 53203



Sale Information:

Marianne Burish, MBA

Executive Vice President

C 414.305.3070 | E marianne.burish@transwestern.com

 **Transwestern**

Milwaukee, WI

T 414.225.9700

www.transwestern.com/milwaukee

General Information

Ready to own your space and/or invest in something that makes economic sense? Here is your opportunity to own a well-located cream city brick & timber loft-style *first-floor* (!) commercial condo unit a block from all the amenities of the Historic Third Ward (including the Milwaukee Public Market) and steps from the Pritzlaff building and event space, Apertivo restaurant and Explorium Brewpub, the downtown Intermodal (Amtrak) Station, the currently under construction Foxtown Brewing taproom/distillery/restaurant, and immediately adjacent Downtown Dog Park (the “Dog District”). If you’ve been looking for a smart way to invest without doing tons of renovation or spending millions, this is it. Call Marianne today to discuss if one or both of these units is the right fit for you.

| | |
|---------------------------------------|---|
| Property/Street Address | Warehouse Lofts, 413 N 2 nd Street, Unit 100 & Unit 125 (can be sold together or separately). Note: Warehouse Lofts is a mixed use development comprised of 43 owned luxury residential condos on floors 2 nd thru 6 th floors and twelve (12) commercial condo units on the first floor (7 units as a practical matter after unit consolidations). |
| List Price | Unit 100: \$100,600 (\$162.00/sf) Unit 125: \$325,300 (\$162.00/sf) Unit 115: Included with Unit 125 above |
| Condominium Size | Unit 100: 621 sf (represents .89% ownership interest). Unit 125: 2,008 sf (represents 2.89% ownership interest; includes Unit 115) Unit 115: Included as part of Unit 125 above |
| Year Built | Circa 1894 – Renovated in 1998 |
| Space Availability | Unit 100: Immediate Unit 125: 30 to 60 days |
| Zoning | C9G (mixed activity) |
| Assessed Value | Unit 100: \$92,200 Unit 125: \$161,400 Unit 115: \$109,200 (part of Unit 125) |
| Tax Keys | Unit 100: 3970441000 Unit 125: 3970442100 Unit 115: 3970442200 (Part of Unit 125 as configured) |
| Real Estate Taxes (Net) – 2025 | Unit 100: \$1,984.77 (\$3.19/sf) Unit 125: \$3,519.32 Unit 115: \$2,353.04 \$5,872.36 TOTAL FOR “UNIT 125” |
| Condo Fees – 2026 Budget | Unit 100: \$2,086.56 (\$3.36/sf) Unit 125: \$6,746.88 (\$3.36/sf) Unit 115: Included as part of Unit 125 preceding (would be the same \$/sf if separated as a freestanding unit) |
| Reserve Account | The condominium association maintains a capital reserve account. |

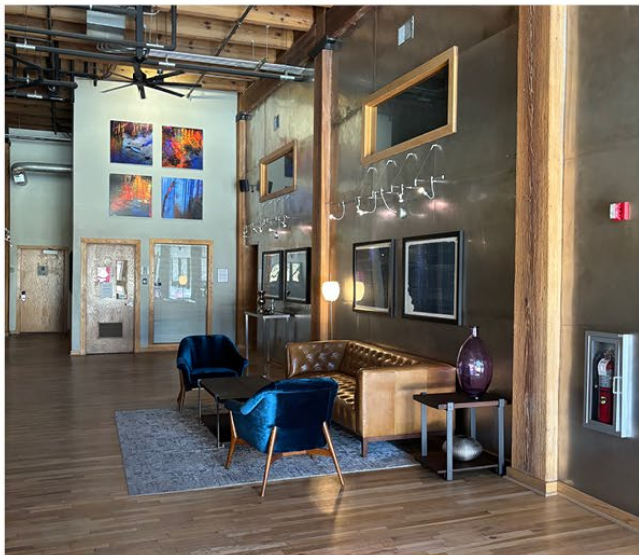
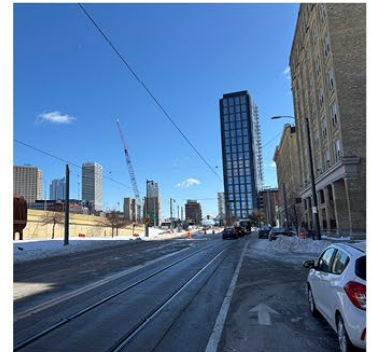
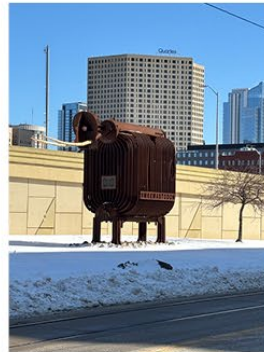
General Information (Continued)

| | |
|--------------------------------------|---|
| On-site parking | Unit 100: One (1) limited common element assigned surface parking space in the north lot Unit 125: Two (2) limited common element assigned surface parking spaces in the north lot Notes: Parking is not deeded with unit but is permanently assigned; there are some limited common element outdoor parking spaces that may be purchased at a current cost of \$25,000 each; there is one (1) indoor parking space that can be purchased for \$40,000. Limited street and adjacent parking accommodations are available. |
| Loading & Trash/Dumpsters | Back of building loading only; a rear loading dock is available for anything needing a hand truck or larger; Dumpsters servicing the entire building are located in a trash room at the rear of the first floor. |
| Pets | <i>PET FRIENDLY BUILDING!</i> Allowed as follows: 2 cats or 1 dog of any size or weight OR 1 cat & 1 dog OR 1 bird. |
| HVAC & Utilities | Each unit has dedicated HVAC plants and separately metered utilities for gas (heat) and electricity for lights, outlets, and air conditioning |
| ADA Compliance | Accessible entry on 1 st floor via main building residential condo lobby |
| Elevator | Passenger lift for ADA accessibility located at the main building condo lobby entry |
| Special Features | Cream city brick & timber framing, high ceilings, abundant large windows, hardwood flooring throughout first floor. Typical north side windows can be installed on north wall per condo docs. On-site fitness center & party room. Butterfly brand controlled building entry access system. |
| Special Tax District | Part of BID #21--Special Charges of \$153.48 & \$248.46 for units 100 & 125 respectively included in total Real Estate Taxes indicated above. |
| Use Restrictions | Use restrictions apply per condominium declarations (i.e. no retail or food service/bars allowed); other use restrictions may apply. |
| Special Notes | A member of the ownership entity is a licensed real estate broker in the State of Wisconsin. Seller further acknowledges that such licensee may have knowledge or expertise in real estate matters, but is acting solely in the capacity of a principal in this transaction and not as a real estate broker on behalf of any party, unless otherwise disclosed in writing. |

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. © 2026 Transwestern.

Photographs

EXTERIOR AND MAIN ENTRY LOBBY



Photographs

UNIT 100



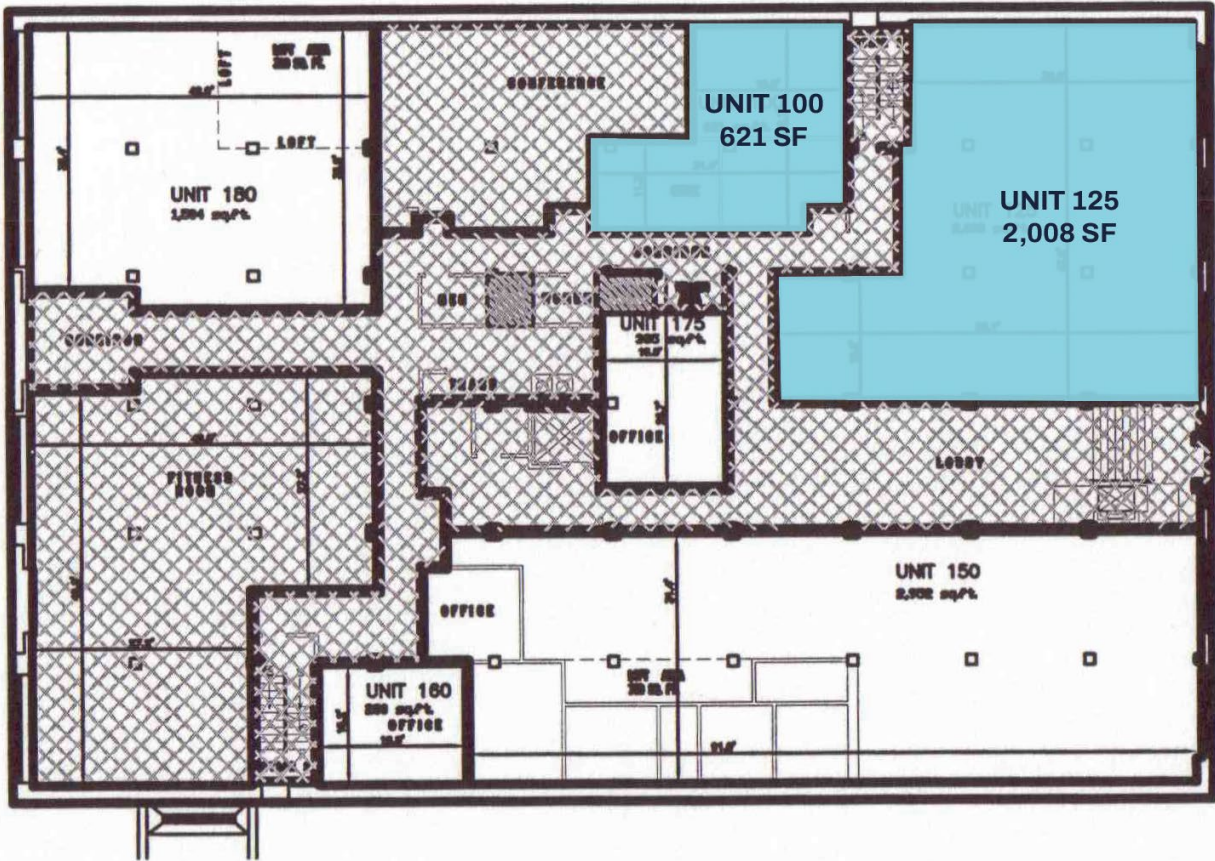
Photographs

UNIT 125



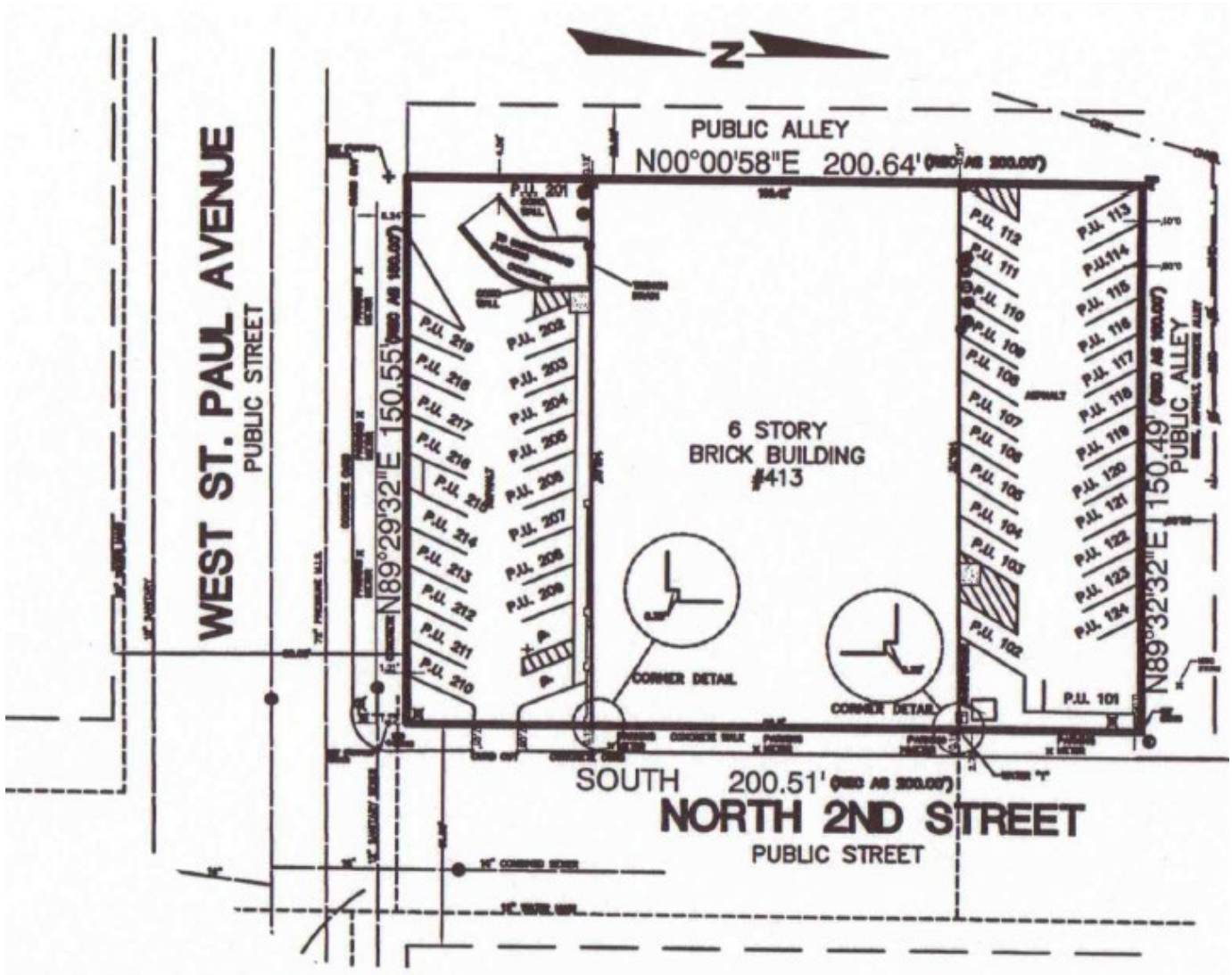
Floor Plans

FIRST FLOOR - UNITS 100 & 125 (Unit 115 included in Unit 125 as configured)



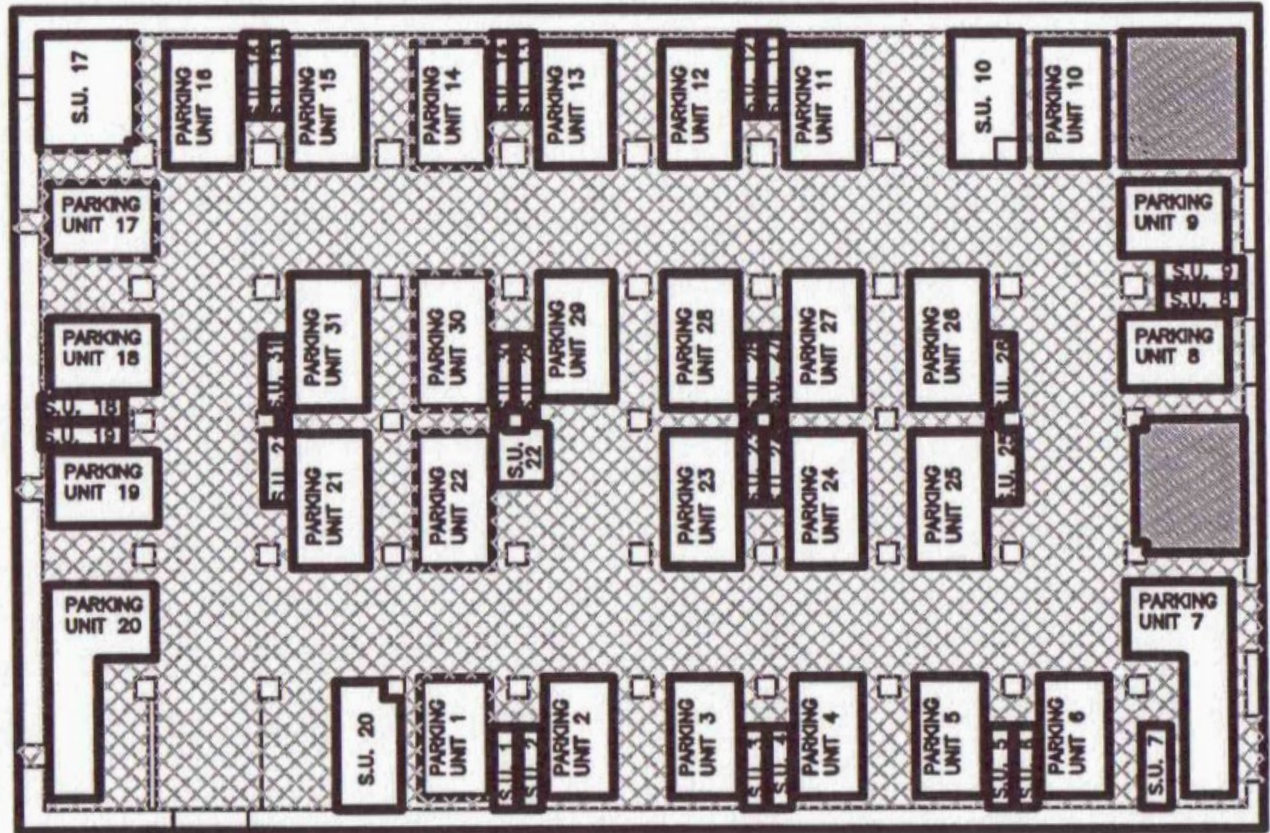
Parking Accommodations

OUTDOOR LOT (UNIT 100 & 125 SPACES LOCATED ON NORTH SIDE LOT)



Parking Accommodations

INDOOR/UNDERGROUND PARKING LAYOUT



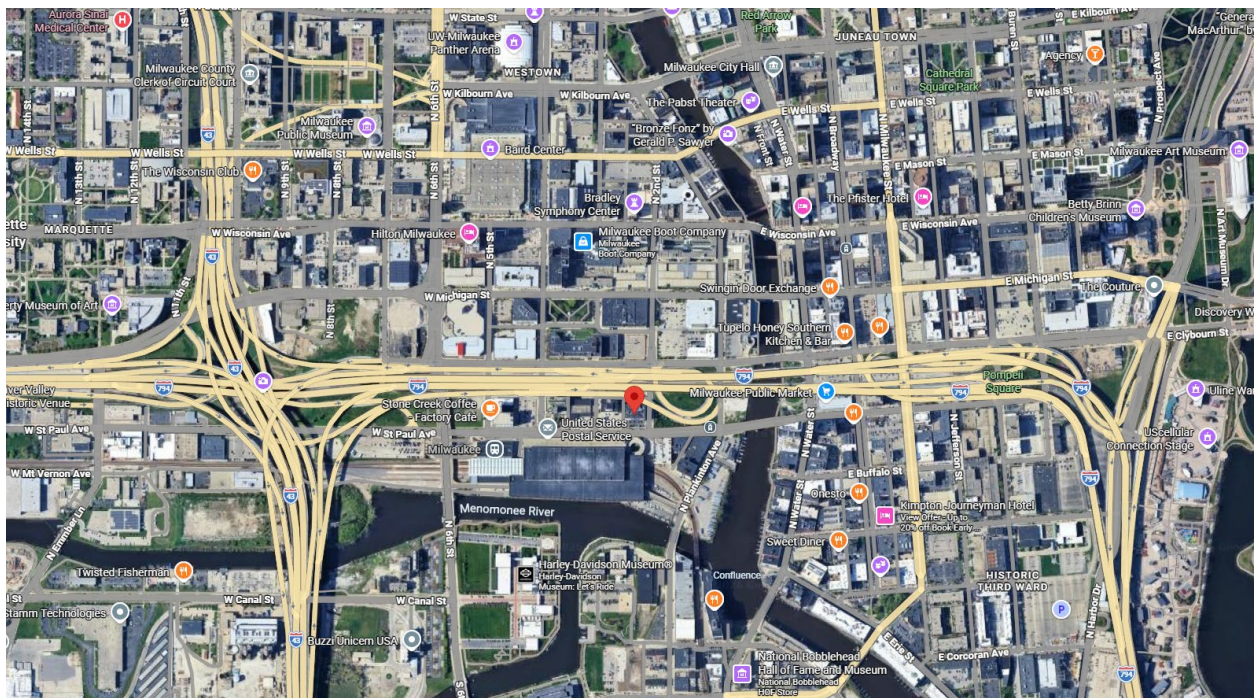
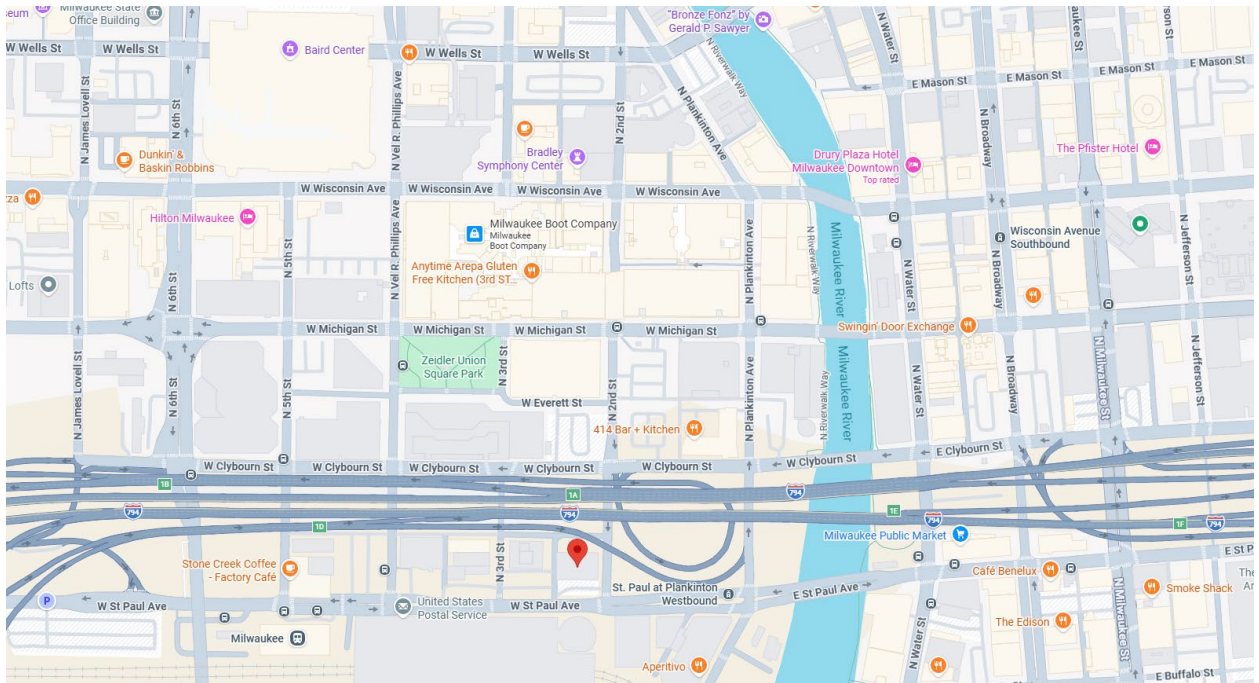
LOWER LEVEL

Amenities Map


[CLICK HERE FOR THE HISTORIC THIRD WARD GUIDE](#)
 Source: Historic Third Ward.org

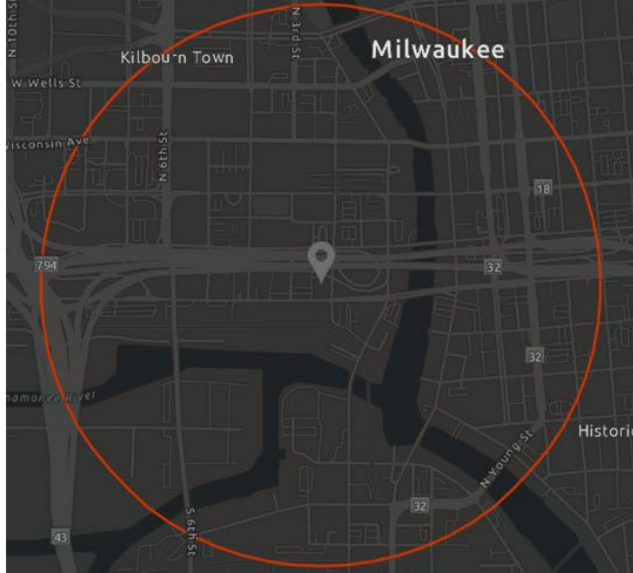


Location Map



Demographics

0.5 MILES

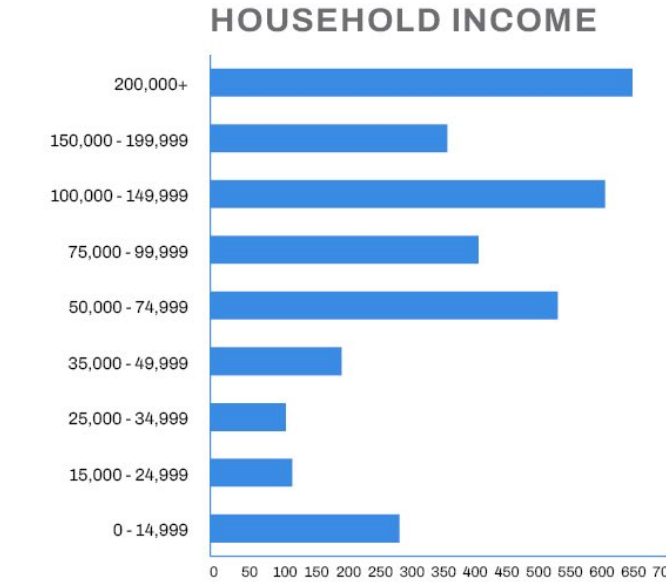


INCOME

- \$102,363**
Median Household Income
- \$88,547**
Per Capita Income
- \$58,634**
Median Net Worth

KEY FACTS

- 31.6**
Median Age
- 5,047**
Population
- 3,315**
Households
- \$81,965**
Median Disposable Income



EMPLOYMENT

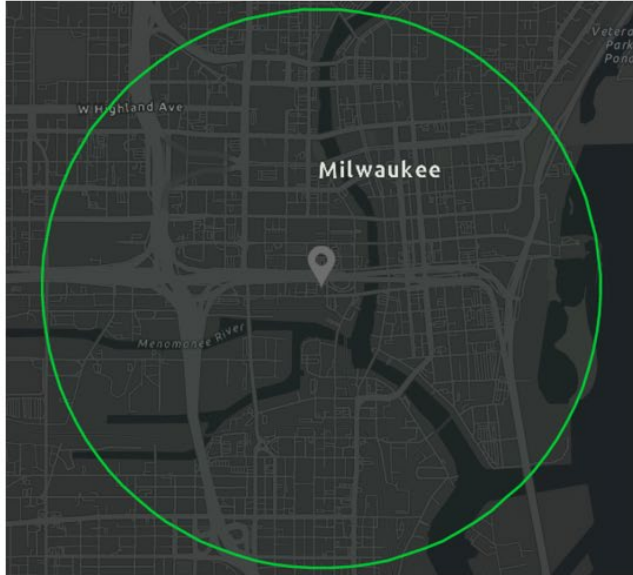
- 90.0% White Collar
- 3.9% Blue Collar
- 6.1% Services
- 1.8%**
Unemployment Rate

EDUCATION

- 2%
- 11%
- 15%
- 72%

Demographics

1.0 MILE



INCOME



\$76,814

Median Household Income



\$61,249

Per Capita Income



\$24,122

Median Net Worth

KEY FACTS

29.7

Median Age

23,280

Population

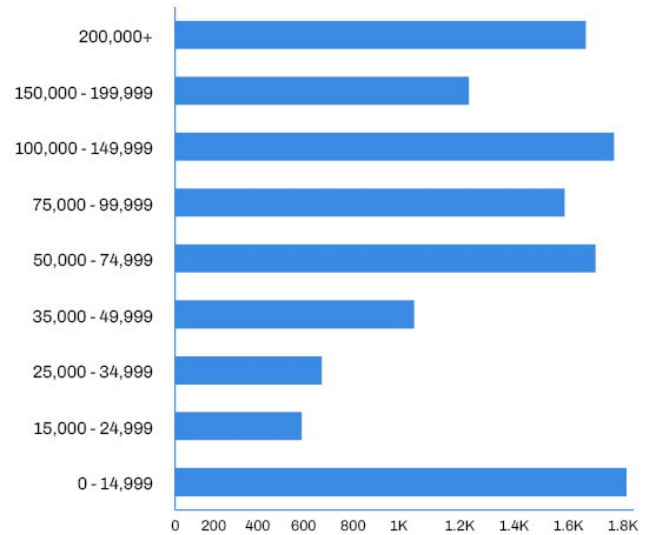
12,620

Households

\$60,354

Median Disposable Income

HOUSEHOLD INCOME



EMPLOYMENT



80.6% White Collar



7.9% Blue Collar



11.5% Services

2.4%

Unemployment Rate

EDUCATION

4%

No High School Diploma



16%

High School Graduate



18%

Some College

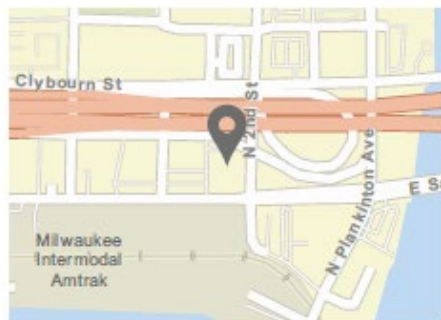
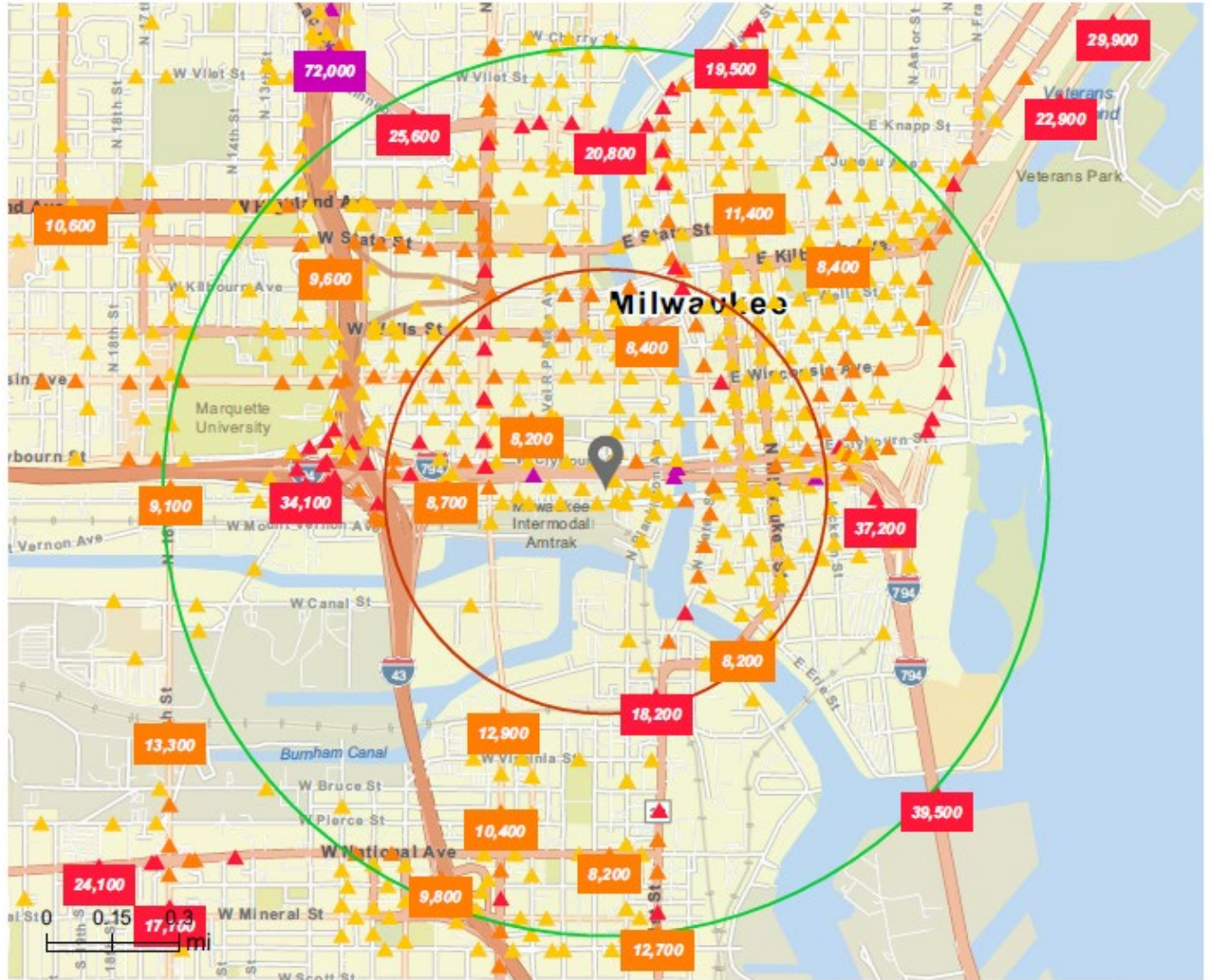


61%

Bachelor's/ Grad/Prof Degree

Traffic Count Map

RINGS 0.5, 1.0 MILE RADII



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day

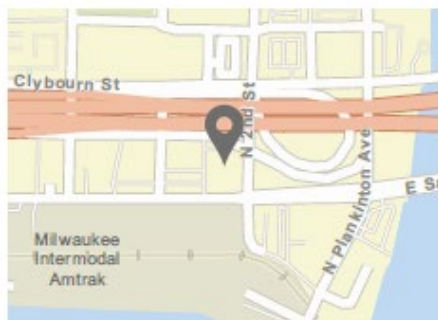
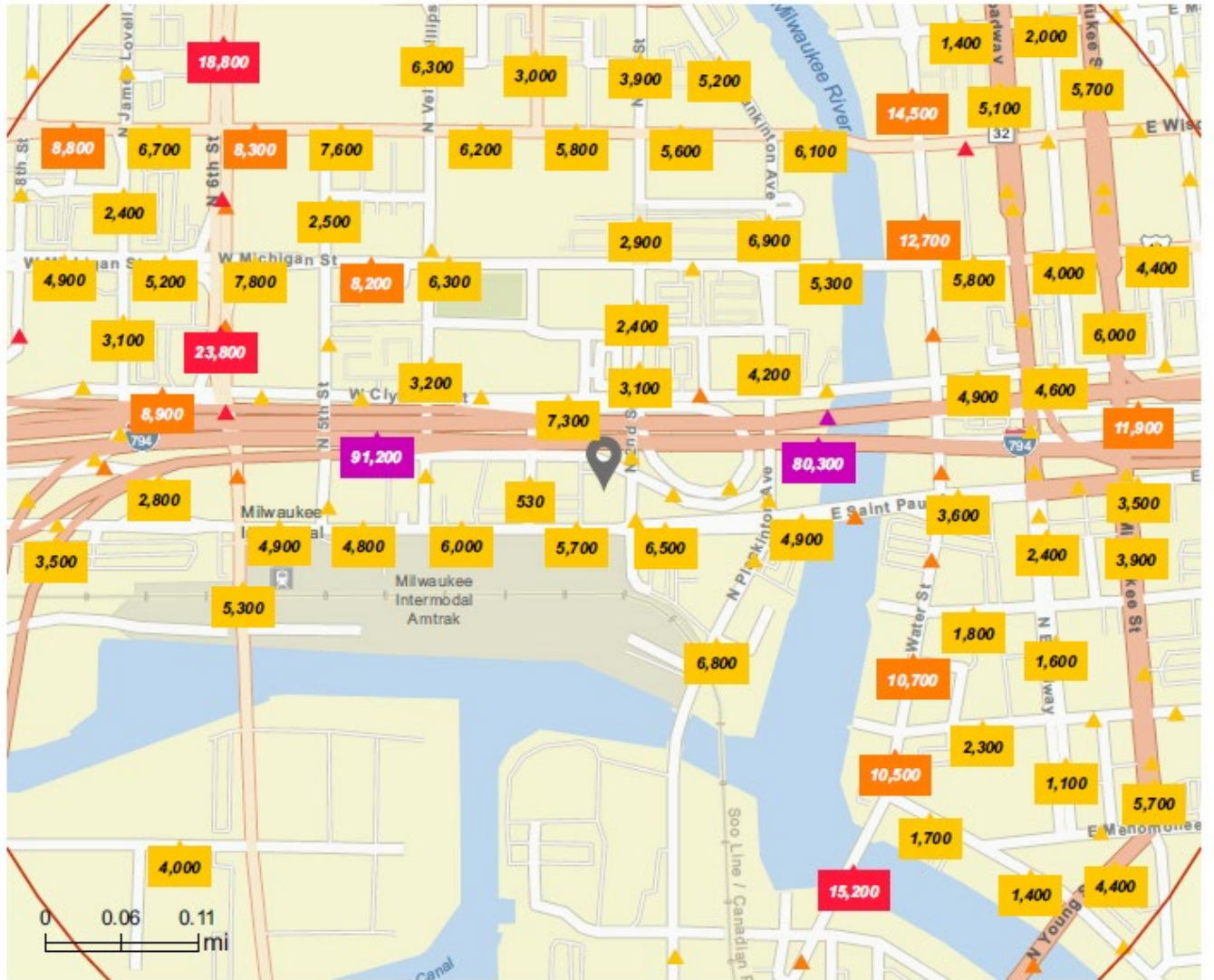


[Source:](#) Traffic Counts (2025)

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Traffic Count Map

CLOSE UP
RINGS 0.5, 1.0 MILE RADII



Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



Source: Traffic Counts (2025)

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STATE OF WISCONSIN BROKER DISCLOSURE

Wisconsin law requires all real estate licensee to give the following information about brokerage services to prospective customers.

DISCLOSURE TO CUSTOMERS

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

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51).
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties (see lines 23-41).
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

CONFIDENTIALITY NOTICE TO CUSTOMERS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <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.