



6830 W Villard Avenue - Milwaukee, WI

Property Highlights

- 2-Level Office Building (main level + lower level)
- HVAC system replaced in 2012 with three 95% efficient furnaces/condensers
- 99% of lighting is high-efficient LED
- Re-roofing expected to be complete 4/2026
- 4 Toilet Rooms (2 per floor)
- Parking: 16 on-site spaces + street parking
- Upper-level common areas and entire lower level feature new flooring (installed within the last year)
- Lower level fully repainted within the last year
- Exterior doors equipped with security access control
- Lower level is handicap accessible via platform lift
- Includes the open grassy area to the east of the building

Offering Summary

Sale Price	\$425,000
Building Size	6,987 SF
Land Area	0.430 Acres
Year Built	1962
Zoning	LB1
Parcel ID	1880743100
Taxes (2025)	\$7,368.20

Investment Opportunity Overview

Stabilized Multi-Tenant Office Property

- Historical operating performance reflects stable cash flow with consistent income characteristics suitable for long-term investors
- Highly flexible leasing configuration allows for a single tenant, four suites of approximately 1,000–1,500 SF, or up to 22 individually leased office spaces
- Daylight-oriented, architecturally distinctive design, with approximately 75% of leased areas receiving natural light and large, south-facing windows in the lower level

Financial Performance Snapshot

Average Annual Performance (6-Year History)

Metric	Amount
Average Annual Rental Income	\$72,000
Average Annual Operating Expenses	\$39,776
Average Net Operating Income (NOI)	\$32,224
Capitalization Rate	7.5%

Historical financials reflect stable cash flow and investor-grade returns; Financials available upon request.



**For more information,
please contact:**

Thomas Gale
o: 414 350 0300
e: thomasg@naipfefferle.com



**For more information,
please contact:**

Thomas Gale
o: 414 350 0300
e: thomasg@naipfefferle.com



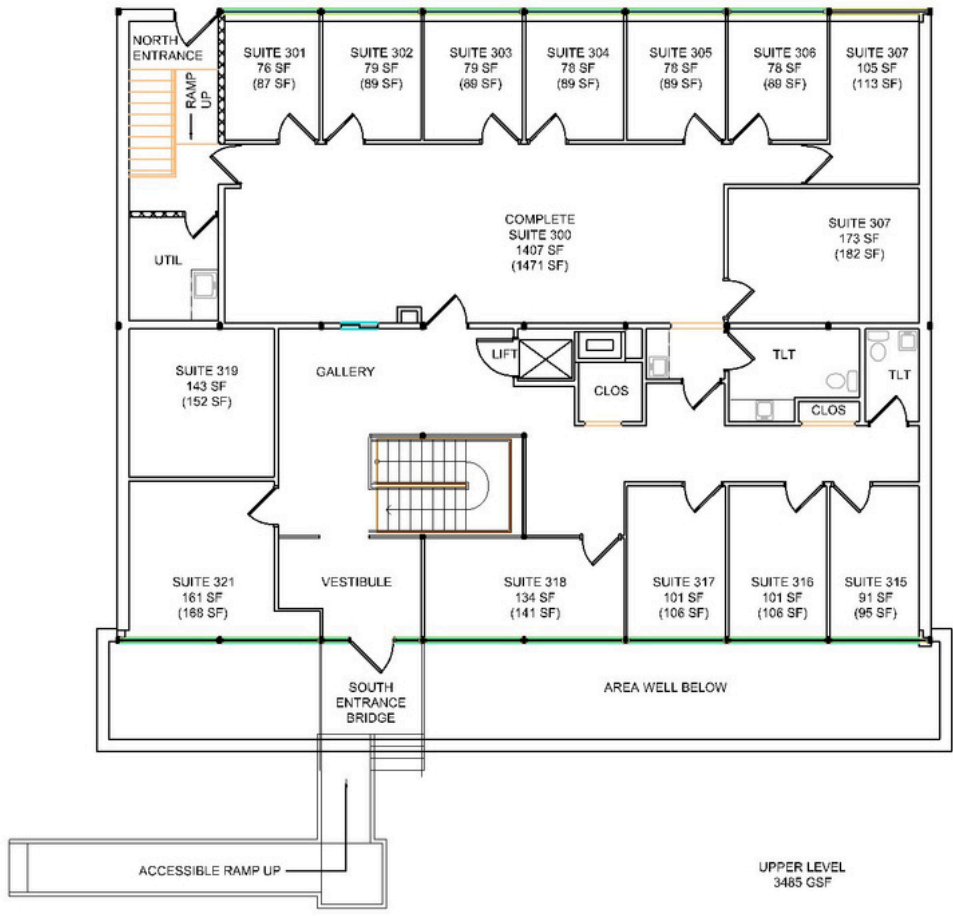
**For more information,
please contact:**

Thomas Gale
o: 414 350 0300
e: thomasg@naipfefferle.com

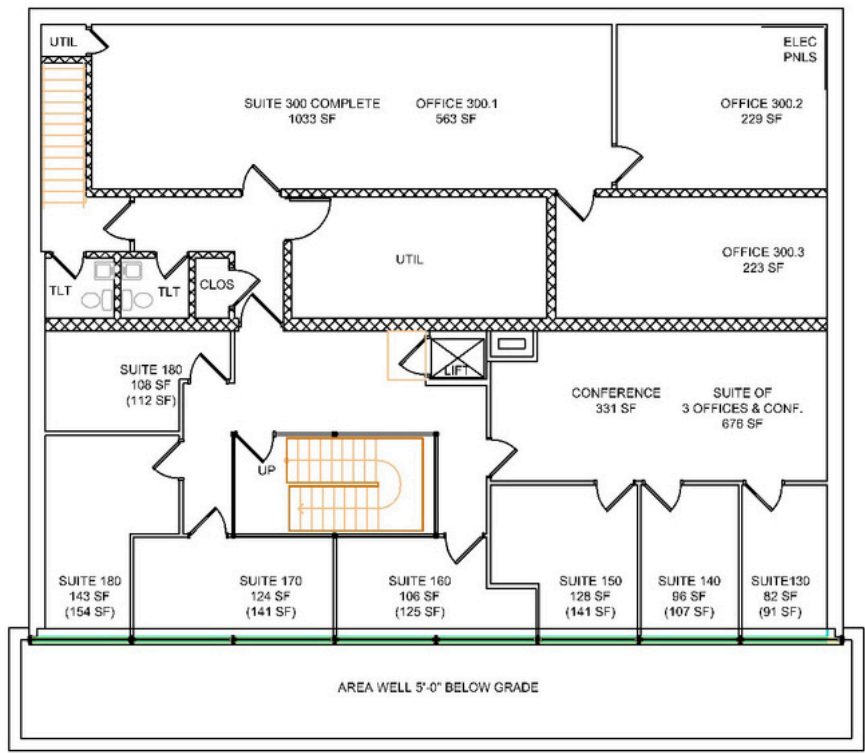
6830 West Villard Avenue
Milwaukee, WI 53218

6,987 Gross SQ FT Office Building

Net Leased Area: 4,314 NET SF
Net Lease/Gross Sq Ft. 62%
Net Leased Area excludes areas for wall thickness, circulation, utility and toilets**



Number of Floors: 2	Parking: 16 spaces + street
Year Built: 1962	Zoning: LB1
Construction: Brick, Concrete Block, Steel, Glass	Public Transportation: MKE Bus Route
AC: Entire Building	Utilities: Municipal
Toilet Rooms: 4; 2 on each level	Maintenance: HVAC 2012 95% efficiency.
Use: Office, Business	Re-roofing: 4/2026
Site: 0.43 AC (Includes Empty lot EAST of Bldg)	Building Security: Access Controlled





Population

	1 Mile	3 Miles	5 Miles
Total Population	25,767	155,033	339,296
Median Age	31.1	32.9	34.2

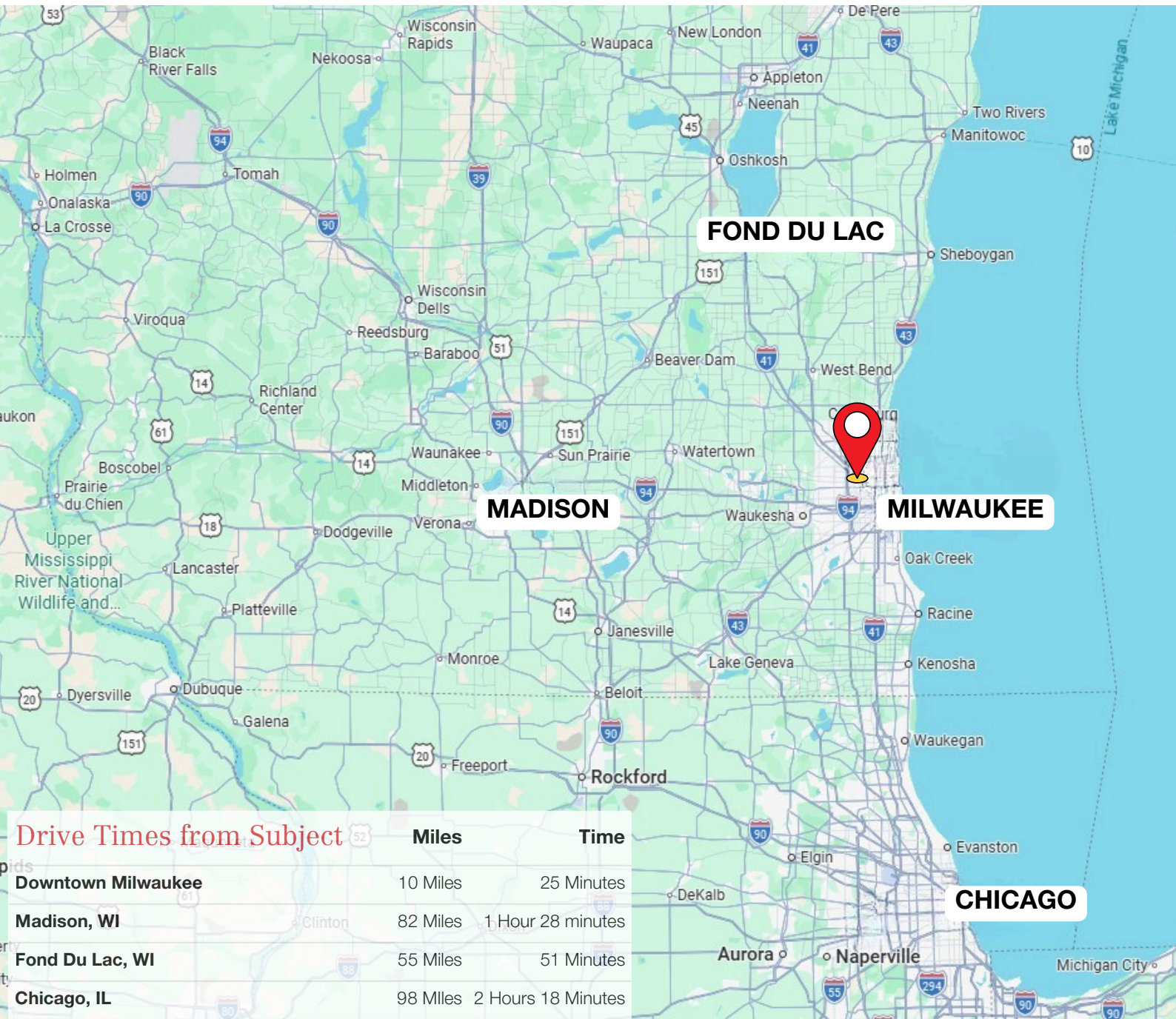
Households & Income

	1 Mile	3 Miles	5 Miles
Total Households	9,333	61,010	136,582
Average HH Income	\$61,848	\$70,214	\$86,506
Owner-Occupied Median Home Value	\$166,820	\$176,673	\$232,965

**For more information,
please contact:**

Thomas Gale
o: 414 350 0300
e: thomasg@naipfefferle.com

WE OBTAINED THE INFORMATION ABOVE FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION.



**For more information,
please contact:**

Thomas Gale
 o: 414 350 0300
 e: thomasg@naipfefferle.com

WE OBTAINED THE INFORMATION ABOVE FROM SOURCES WE BELIEVE TO BE RELIABLE. HOWEVER, WE HAVE NOT VERIFIED ITS ACCURACY AND MAKE NO GUARANTEE, WARRANTY OR REPRESENTATION ABOUT IT. IT IS SUBMITTED SUBJECT TO THE POSSIBILITY OF ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, PRIOR SALE, LEASE OR FINANCING, OR WITHDRAWAL WITHOUT NOTICE. WE INCLUDE PROJECTIONS, OPINIONS, ASSUMPTIONS OR ESTIMATES FOR EXAMPLE ONLY, AND THEY MAY NOT REPRESENT CURRENT OR FUTURE PERFORMANCE OF THE PROPERTY. YOU AND YOUR TAX AND LEGAL ADVISORS SHOULD CONDUCT YOUR OWN INVESTIGATION OF THE PROPERTY AND TRANSACTION.

NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE



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

Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.

Disclosure to Customers

You are a customer of NAI Pfefferle (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.
- 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.
- 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 or 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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
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 or provide that information to the Firm or its Agents by other means. At a latertime, 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 to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

Definition of Material Adverse Facts

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.



414 424 8200 | www.naipfefferle.com

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.