



751 CHURCH STREET  
ALLENTON, WI 53002

### FEATURES

Located conveniently right off of Hwy 33, just west of I-41.  
Contact the listing agents for income details.

**FULLY LEASED!**

Zoning: **B-1 Allenton Central Business**

Construction: **Masonry**

Sewer: **Municipal** / Water: **Municipal**

A/C: **Throughout**

Sprinkler: **Yes**

Lighting: **LED & Fluorescent**

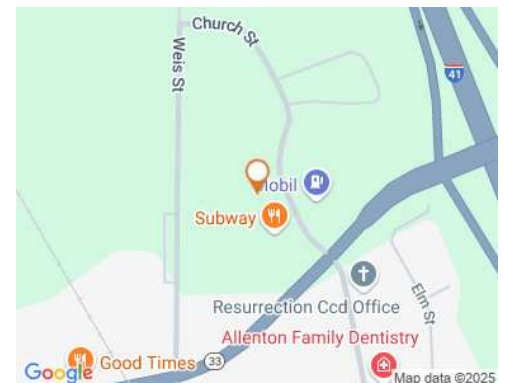
Restrooms: **At least 1 per Suite.**

Tax Key #: **TI 093200G**

Property Taxes: **\$15,133.75 (2024)**

NOI: **Contact Listing Agents**

Listing: **4698**



### INVESTMENT FOR SALE

Total SF: **12,000**

Total Acres **1.83**

Sale Price: **\$1,250,000.00**

Luke Russell, Sales Agent  
262-695-8800  
lrussell@judsonrealestate.com

Matthew Judson, President  
262-695-8800  
matt.judson@judsonrealestate.com

Judson & Associates, S.C.  
2831 N. Grandview Blvd, Suite 222  
Pewaukee, WI 53072

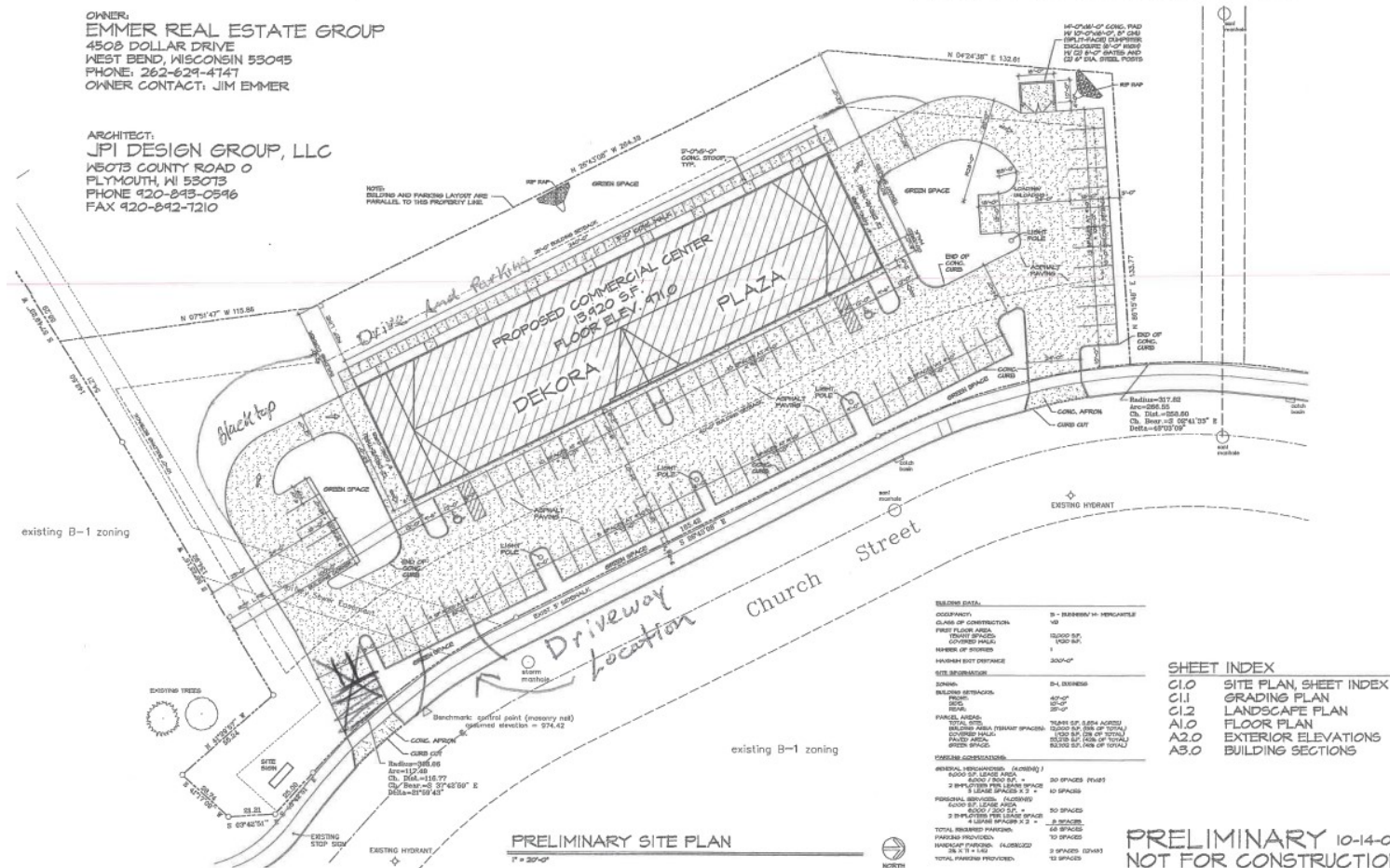
PROPOSED COMMERCIAL CENTER  
**DEKORA PLAZA**

CHURCH STREET, TOWN OF ADDISON

ALLENTON, WISCONSIN 53002

OWNER:  
EMMER REAL ESTATE GROUP  
4508 DOLLAR DRIVE  
WEST BEND, WISCONSIN 53095  
PHONE: 262-629-4747  
OWNER CONTACT: JIM EMMER

ARCHITECT:  
JPI DESIGN GROUP, LLC  
165073 COUNTY ROAD O  
PLYMOUTH, WI 53073  
PHONE 920-243-0546  
FAX 920-242-7210



**BUILDING DATA:**

OCCUPANCY:	B - BUSINESS - MERCHANDISE
PLANES OF CONSTRUCTION:	10
FLOOR AREA:	13,920 S.F.
COVERED AREA:	13,920 S.F.
NUMBER OF STORIES:	1
HATCHWAY SLOPE:	300'-0"

**SITE INFORMATION:**

ZONING:	B-1 EXISTING
BUILDING SETBACKS:	FRONT: 40'-0"
REAR:	30'-0"
SIDE:	30'-0"
PARKING SPACES:	1
TOTAL SITE:	12,480 S.F. (AREA ACCESS)
BUILDING AREA (TYPICAL SPACES):	13,920 S.F. (70% OF TOTAL)
DRIVEWAY AREA:	1,440 S.F. (10% OF TOTAL)
GREEN SPACE:	1,080 S.F. (8% OF TOTAL)

**PERMITS/REGULATIONS:**

GENERAL REQUIREMENTS - (MINIMUM)	
3000 S.F. LEASE AREA:	30 SPACES (THAT)
2 1/2 BAY SPACES PER LEASE SPACES:	10 SPACES
5 LEASE SPACES X 5' X 5':	10 SPACES
PERMITS/REGULATIONS (CONTINUED)	
3000 S.F. LEASE AREA:	30 SPACES
2 1/2 BAY SPACES PER LEASE SPACES:	10 SPACES
5 LEASE SPACES X 5' X 5':	10 SPACES
TOTAL REQUIRED PARKING:	40 SPACES
PARKING PROVIDED:	10 SPACES
HANDICAPPED PARKING (CLASSIFIED 24" X 11' X 50'):	3 SPACES (THAT)
TOTAL PARKING PROVIDED:	13 SPACES

**SHEET INDEX**

C1.0	SITE PLAN, SHEET INDEX
C1.1	GRADING PLAN
C1.2	LANDSCAPE PLAN
A1.0	FLOOR PLAN
A2.0	EXTERIOR ELEVATIONS
A3.0	BUILDING SECTIONS

PRELIMINARY SITE PLAN  
1" = 30'-0"

PRELIMINARY 10-14-05  
NOT FOR CONSTRUCTION

**JPI DESIGN GROUP, LLC**  
165073 COUNTY ROAD O  
PLYMOUTH, WI 53073  
PHONE 920-243-0546  
FAX 920-242-7210

**Jim Pankow, Inc.**  
DESIGN BUILD - GENERAL CONTRACTOR  
ADDRESS: 1000 COUNTY ROAD O  
PLYMOUTH, WI 53073  
PHONE: 920-243-0546  
FAX: 920-242-7210

REVISIONS:

**SITE PLAN**  
Proposed Building for:  
**DEKORA PLAZA**  
Church Street, Town of Addison  
Allenton, Wisconsin 53002

SCALE:  
1" = 30'-0"

DRAWN BY:  
JRS

DATE:  
prelim. 10-14-05

FILE:  
2005-4\_SITE

JOB #:  
2005-41

SHEET:  
C1.0

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1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

7 ■ The duty to provide brokerage services to you fairly and honestly.

8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.

9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.

11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 47-55).

13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).

15 ■ The duty to safeguard trust funds and other property the broker holds.

16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.**

28 **THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:**

29 1. **MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55),**

30 2. **ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.**

35 **CONFIDENTIAL INFORMATION:**

36 \_\_\_\_\_

37 **NONCONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker):

38 \_\_\_\_\_

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/We  
43 withdraw this consent in writing. List Home/Cell Numbers:

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 877-234-0085.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information  
54 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  
55 agreement made concerning the transaction.

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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Drafted by Attorney Richard J. Staff

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**NAIOP**

COMMERCIAL REAL ESTATE  
DEVELOPMENT ASSOCIATION

WISCONSIN CHAPTER