



THE REALTY COMPANY

7701 N TEUTONIA AVE, BROWN DEER, WI 53209

FOR SALE: \$649,000.00

Commercial Building for Sale

3900 sq ft Office Space including:

- Large Common/Entry Area
- Private Conference Room
- 6 Office Spaces
- Secure Storage Room
- Full Kitchen Area
- 2 Bathrooms
- Additional Large, Locked Storage Room

Fenced, Private Yard Area encompasses a 40x50 Four Bay Garage/Storage Outbuilding:

- 2 - 10x10 Bay Doors
- 2 - 12x12 Bay Doors
- One garage bay is heated/insulated
- Mezzanine storage throughout 3 of the garage bays

14 parking spots in addition to the Fenced in garage area



For more information, please contact:

850 Elm Grove Road, Suite 19
Elm Grove, WI 53122

TheRealtyCompanyLLC.com

Lorna Mueller, Owner/Broker

414-405-7128

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Elizabeth Hill, Agent

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Molly Morris, Agent

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This building is ready for your business! With 3,900 sq ft of office space, a showroom, a kitchen, and secure rooms, it's designed to meet all your operational needs. The fully fenced lot features a 4-bay garage, with 10' and 12' doors, and mezzanine storage in three of the bays. One bay is heated and offers additional storage. Located on a prominent corner lot, the property includes a large monument sign and ample parking for your customers. If you're seeking more space, this is a must-see opportunity!

Building Information:

- 3,900 sq' building
- 2,000 sq' garage
- Built in 1985
- Taxes for 2023 \$11,506
- Land .886 acres
- Zoning C
- Construction Masonry
- Class C
- Submarket Milwaukee NW
- Location Suburban



Traffic Counts Counts

Teutonia and Fountain Ave	6,756
Teutonia and Woodale Ave	10,072
N43rd and Calumet	10,589

Demographics 1 mile

Population	6,786
Median Age	38.30
Households	2,809
Daytime Employees	2,889

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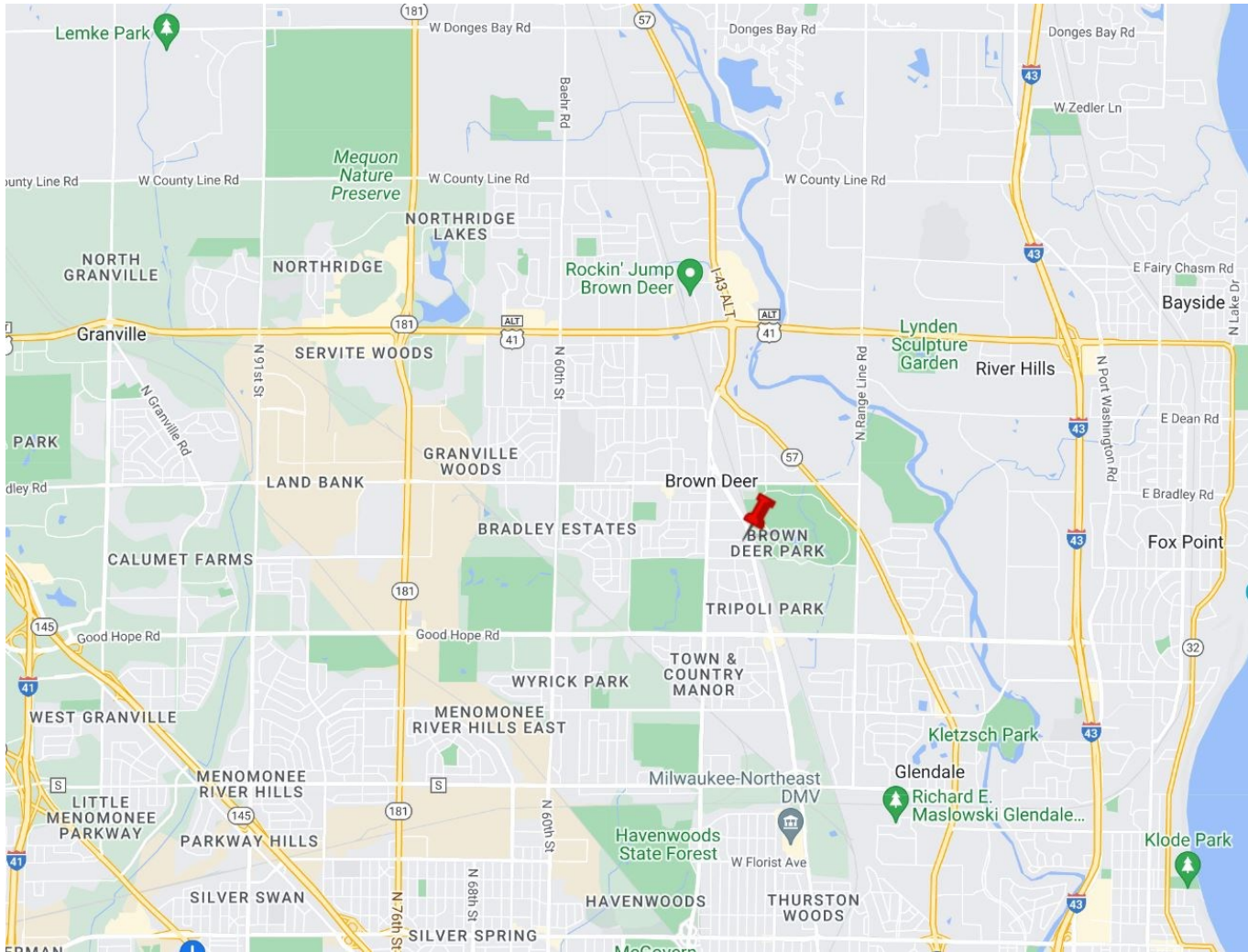
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