

# FOR SALE

**N91W17174 APPLETON AVE**

Menomonee Falls, WI 53051



**SALE PRICE**

**\$850,000**

**Will Klumb**

262 389 4924

[will@teamklumb.com](mailto:will@teamklumb.com)

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# OVERVIEW

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## OFFERING SUMMARY

Building Size:	9,508 SF
Lot Size:	1.09 Acres
Warehouse Size:	7,360 SF
Office Size:	2,148 SF
Cap Rate:	10.89%
NOI:	\$92,599

## PROPERTY OVERVIEW

Investment Opportunity in Menomonee Falls. Large Flex Building with 3 long-term tenants, about 1 mile from I-41. Anchor tenant (CRM) has two (2) extension options of five (5) years each, and 3% annual rent increases. Edward Jones has 2.5% annual increases and a lease that runs through 2027. There is an opportunity to add value by running water to the truck bays and increasing the current rent.

## PROPERTY HIGHLIGHTS

- Excellent Freeway Access (+/- 1 mile to I-41)
- Long-term Tenants (all 10+ years)
- Opportunity for Easement Sale to Village of Menomonee Falls (see rendering in brochure)
- Large Lot for Parking/Storage

## OTHER RESOURCES

[Dropbox](#)

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# DETAILS

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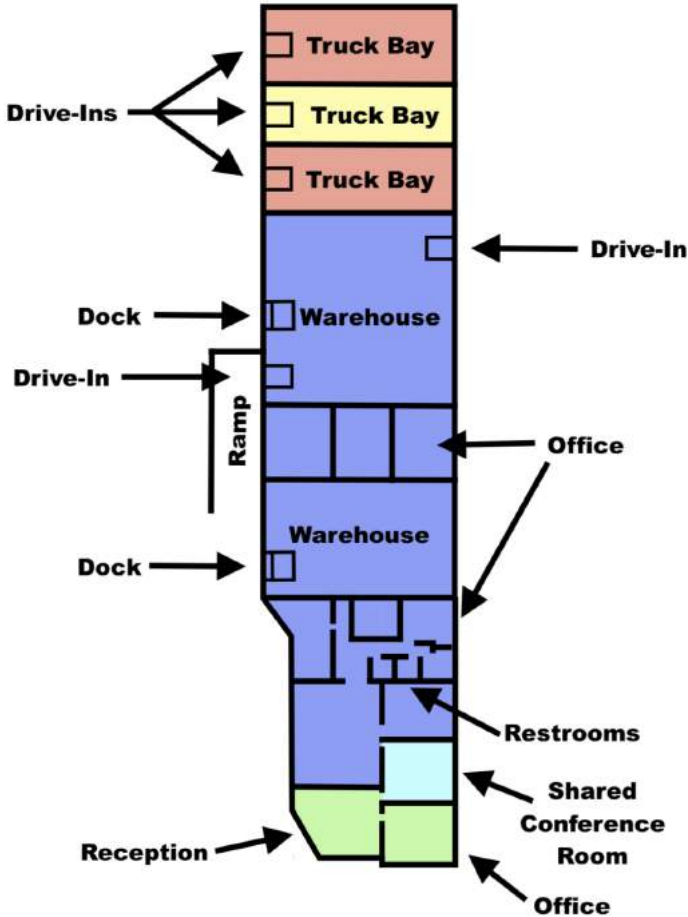
Menomonee Falls, WI 53051

## PROPERTY INFO

Year Built	1950
Zoning	C-1 (Commercial)
Tax Key:	MNFV0011994
2023 Taxes	\$7,420.97

## BUILDING FEATURES

Foundation:	Masonry
Roof:	Rubber (2015, 2017, 2021)
Utilities:	Municipal Sewer and Water
Parking:	14 in front, ample in back
Drive in Doors:	5; 8'x8', 10'x10', 10'x14', 10'x12'
Loading Docks:	2; 22'x12'
Power	TBV



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# PHOTOS

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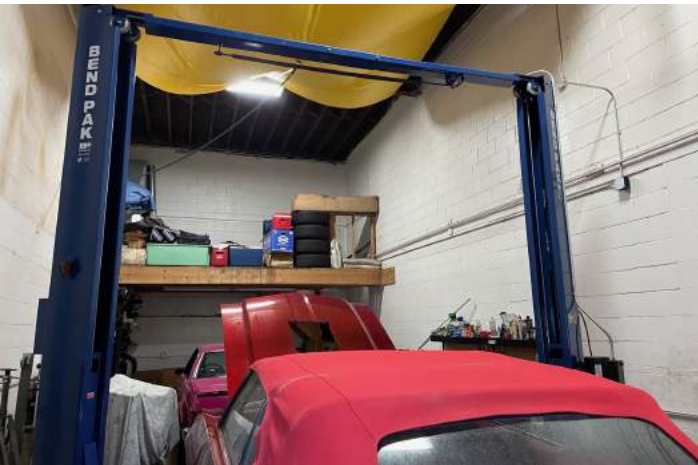


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# TENANT INFO

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SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
-	Certified Refrigeration and Mechanical	6,599 SF	\$12.19	\$80,442	2013	12/31/2025
-	Ed Jones, Inc	700 SF	\$27.50	\$19,250	Before 2013	10/31/2027
-	Clinton Clousing	2,392 SF	\$4.82	\$11,529	+/- 2004	MTM
<b>TOTALS</b>		<b>9,691 SF</b>	<b>\$44.51</b>	<b>\$111,221</b>		

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# PROFIT & LOSS

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## Profit & Loss January 2022 through December 2023

	<u>Jan - Dec 22</u>	<u>Jan - Dec 23</u>
<b>Ordinary Income/Expense</b>		
<b>Income</b>		
<b>Rent Income</b>		
<b>Menomonee Falls Rent</b>	109,534.17	107,510.74
<b>Total Rent Income</b>	<u>109,534.17</u>	<u>107,510.74</u>
<b>Total Income</b>	<u>109,534.17</u>	<u>107,510.74</u>
<b>Gross Profit</b>	109,534.17	107,510.74
<b>Expense</b>		
<b>Environmental Expense</b>	18,248.77	59,995.08
<b>Escrow for Property Taxes</b>	-469.68	0.00
<b>Property Taxes Paid</b>	7,557.58	7,859.88
<b>Bank Service Charges</b>	65.00	79.00
<b>Computer and Internet Expenses</b>	0.00	416.14
<b>Depreciation Expense</b>	0.00	0.00
<b>Insurance Expense</b>	1,467.95	4,316.00
<b>Professional Fees</b>	2,780.00	2,240.00
<b>Rent Expense</b>	0.00	0.00
<b>Repairs and Maintenance</b>	16,373.06	0.00
<b>Total Expense</b>	<u>46,022.68</u>	<u>74,906.10</u>
<b>Net Ordinary Income</b>	63,511.49	32,604.63
<b>Net Ordinary Income without one-time expenses</b>	98,133.32	92,599.71

### Notes:

Environmental Expense projected for all services through December 2023. Final report completion date is 1st Qtr 2024.

2022 Repairs & Maintenance are expenses associated with remedies from a buyers inspection report.

Link-up renter exited the facility and the month to month auto restoration tenant took the space over at a reduced rate.

### 2024 Monthly Rent Roll

Clinton Clausing	\$ 960.00
CoolSys Commercial & Industrial Sloutions	\$ 6,704.96
Ed Jones, Inc (Includes Annual CAM True up)	\$ 1,604.38
	<u>\$ 9,269.34</u>

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# VILLAGE PROPOSAL

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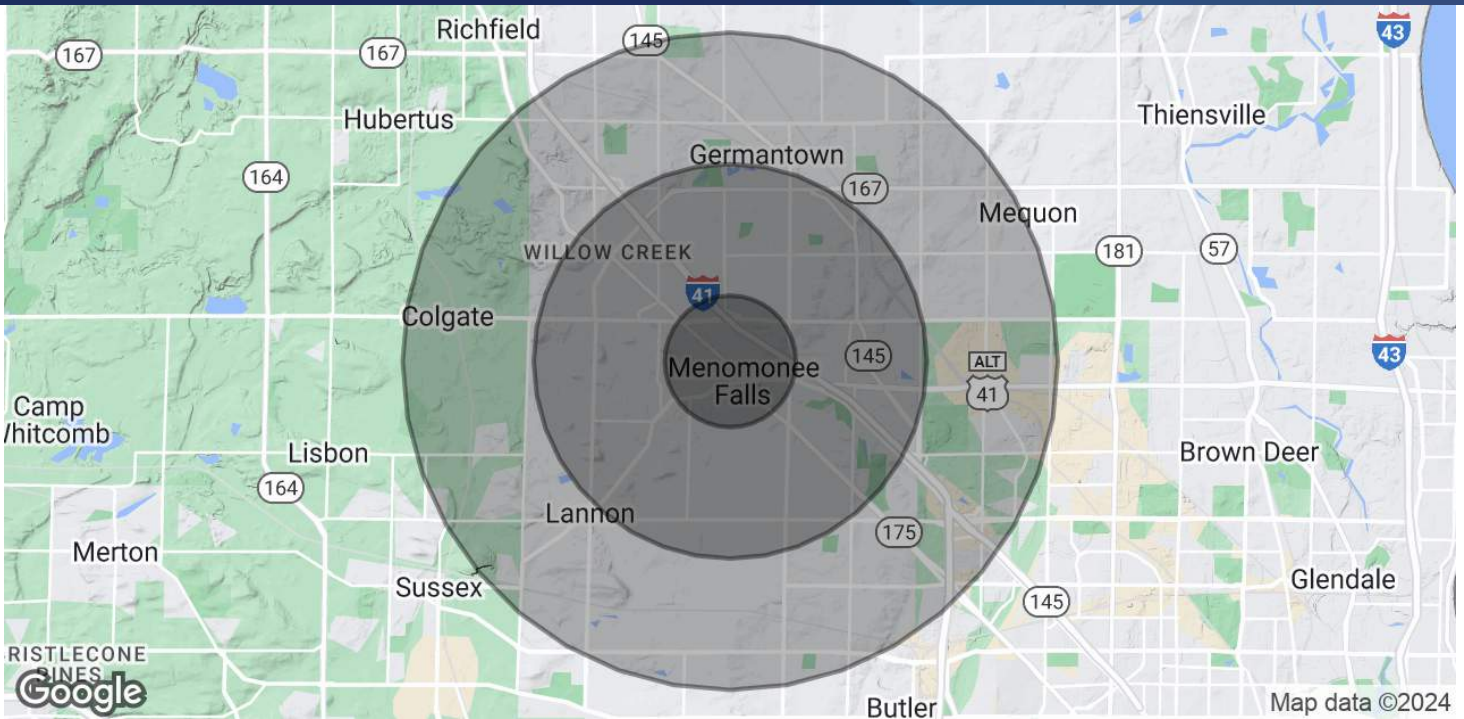
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# DEMOGRAPHICS

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,662	35,079	77,609
Average Age	42	44	42
Average Age (Male)	40	43	41
Average Age (Female)	43	45	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,427	15,228	32,129
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$100,003	\$116,077	\$123,875
Average House Value	\$301,993	\$353,898	\$379,101

Demographics data derived from AlphaMap

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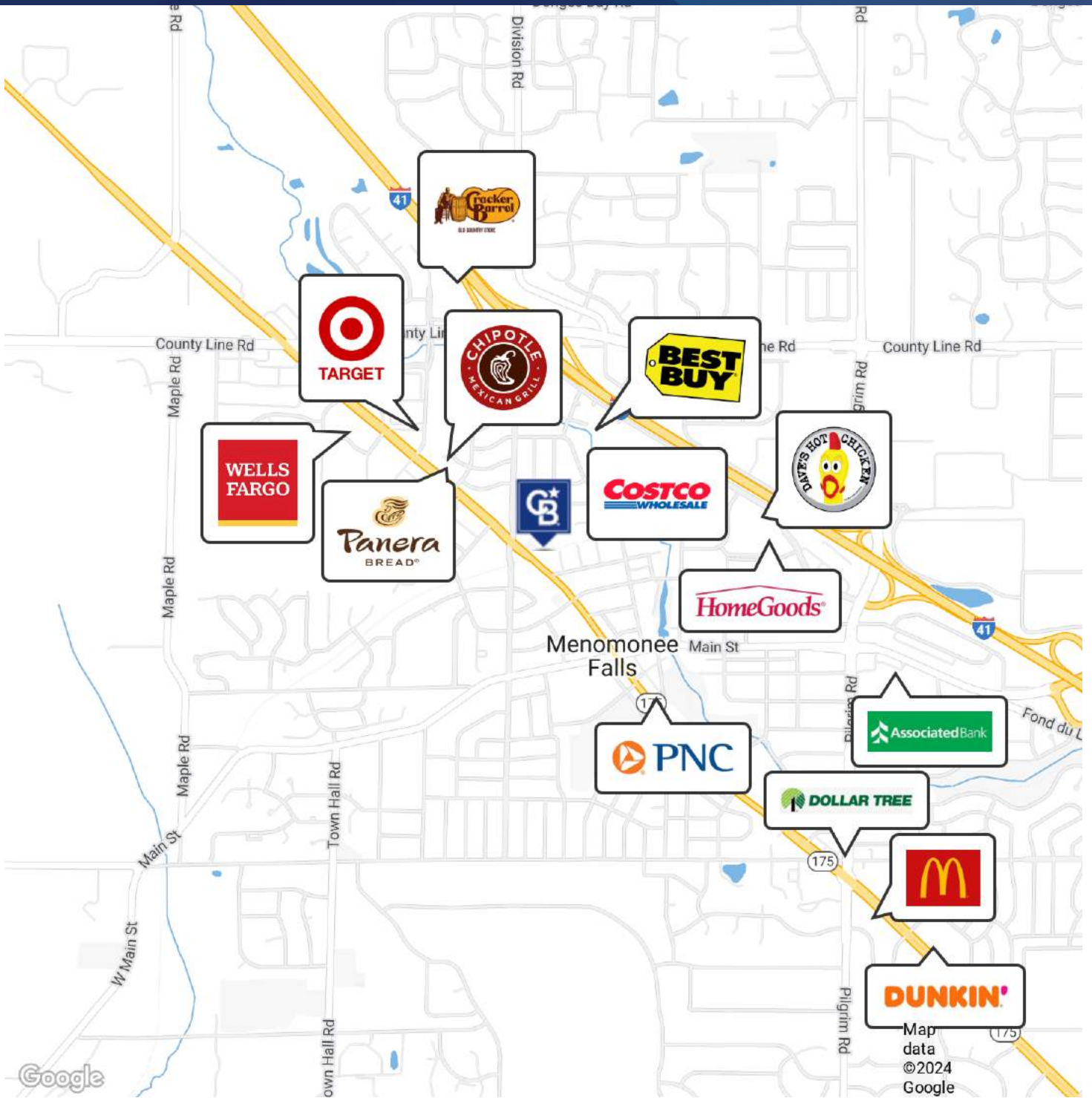


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# RETAIL MAP

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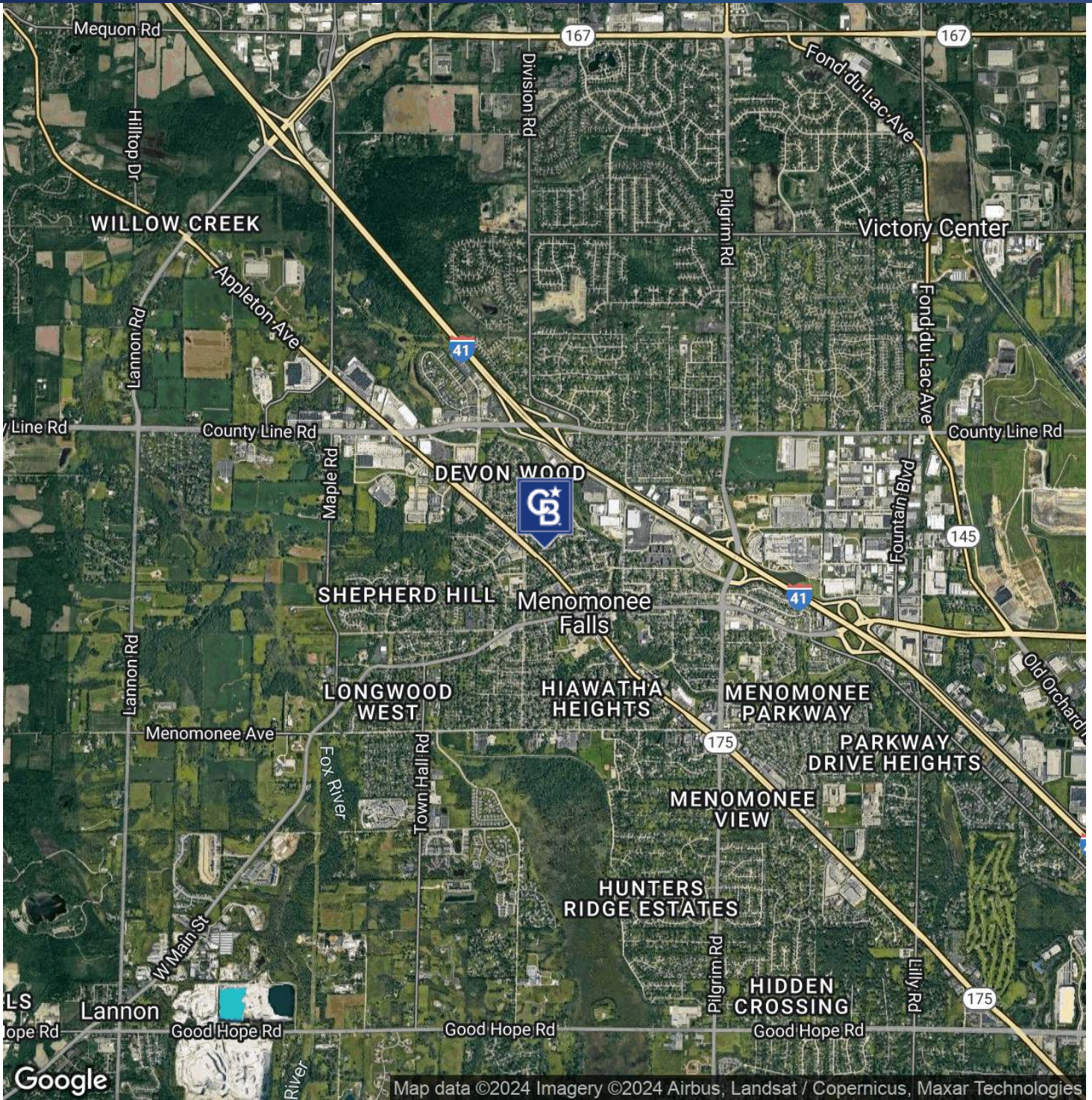


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# AERIAL MAP

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**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.