

# 4837 N Teutonia Ave

4837 N Teutonia Ave, Milwaukee, WI 53209



Presented by  
Coldwell Banker Realty

Price: \$799,900



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Prime Investment Opportunity – Fully Leased Strip Mall with 8.37% Cap Rate

Address: 4837 N Teutonia Ave, Milwaukee, WI 53209

Building Size: 7,662 SF

Lot Size: 0.43 Acres

Cap Rate: 8.37%

Parking: 30 Spaces

Price: \$799,900

This fully leased 7,662 SF strip mall presents a turnkey investment opportunity with a stable 8.37% cap rate. Located on a high-visibility corridor, this property ensures strong foot traffic and easy accessibility from major roads and public transportation. Anchored by Total by Verizon (phone store) and Lloyd's Laundromat, with a new LOI barbershop added, this multi-tenant center offers steady rental income and long-term lease stability.

Property Highlights:

Fully Leased – Strong tenant mix providing reliable cash flow



**Yazan Salem**

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**Coldwell Banker Realty**

2616 W Maple Leaf Ln

Oak Creek, WI 53154



Recent Upgrades – HVAC, drywall, electrical, plumbing, and a full renovation for Total by Verizon; facade upgrade for Lloyd's Laundromat  
Visibility & Access – Excellent frontage on N Teutonia Ave, a major thoroughfare with high daily traffic counts  
Ample Parking – 30 dedicated spaces for tenants and customers  
Nearby Amenities – Close proximity to restaurants, shops, and transit options, enhancing tenant appeal and customer traffic  
This income-generating property is ideal for investors looking to expand their commercial portfolio with minimal management and long-term lease security.

For more information or to schedule a tour, contact us today. Yazan Salem at (414)552-8550

Fully Leased  
Great Location  
High Visibility

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## Property Photos



01\_Exterior



02\_Exterior



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## Property Photos



03\_Exterior



04\_Exterior



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## Property Photos



05\_Interior



06\_Interior



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## Property Photos



07\_Interior



08\_Interior



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## Property Photos



09\_Interior



10\_Interior



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## Property Photos



11\_Interior



12\_Interior



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## Property Photos



13\_Interior



14\_Interior



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## Property Photos



15\_Interior



16\_Interior



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## Property Photos



17\_Exterior

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