



FOR SALE

Commercial Building For Sale

907 S. 1ST STREET
MILWAUKEE, WI

Building Size

±44,433 SF

Parcel Size

±0.803 Acres

Tax Key #'s

4310949111

Taxes (2025)

\$39,419.72

Sale Price

\$1,999,999 – **Price Reduced**

Property Highlights

- Great Walker's Point/Fifth Ward Location
- Adjacent Parking Lot Included in Sale
- Three (3) Stories Above Ground for Possible Conversion
- Historic Building

For information, please contact:

Curt Pitzen

Director

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Milwaukee, WI 53202



nmrk.com

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The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

907 S. 1ST STREET, MILWAUKEE, WI

BUILDING FEATURES

Construction

Brick/Masonry Block

Year Built

1907

Sprinkler

No

Zoning

IM Industrial-Mixed

Parking

Street Parking and Parking Lot

Utilities

Municipal Sewer & Water

Dock Doors

One (1)

HVAC

Boiler

Lighting

Fluorescent

Power

TBV by Buyer & WE Energies



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This aerial map of the 32nd Ward in Milwaukee, Wisconsin, provides a detailed view of the area around the intersection of S 1st St and S 2nd St. The map highlights two specific parcels outlined in yellow:

- Parcel 1:** Located at the intersection of W Walker St and S 1st St. This parcel is a large, light-colored building with a flat roof, surrounded by other commercial structures and parking lots. A black arrow points to this parcel.
- Parcel 2:** Located at the intersection of W Mineral St and S 1st St. This parcel is a large, light-colored building with a flat roof, also surrounded by other commercial structures and parking lots.

The map also shows surrounding streets (S 1st St, S 2nd St, W Walker St, W Mineral St, E Walker St, E Mineral St) and various commercial buildings and parking lots. The map is labeled with street names and parcel numbers, providing a clear overview of the area.

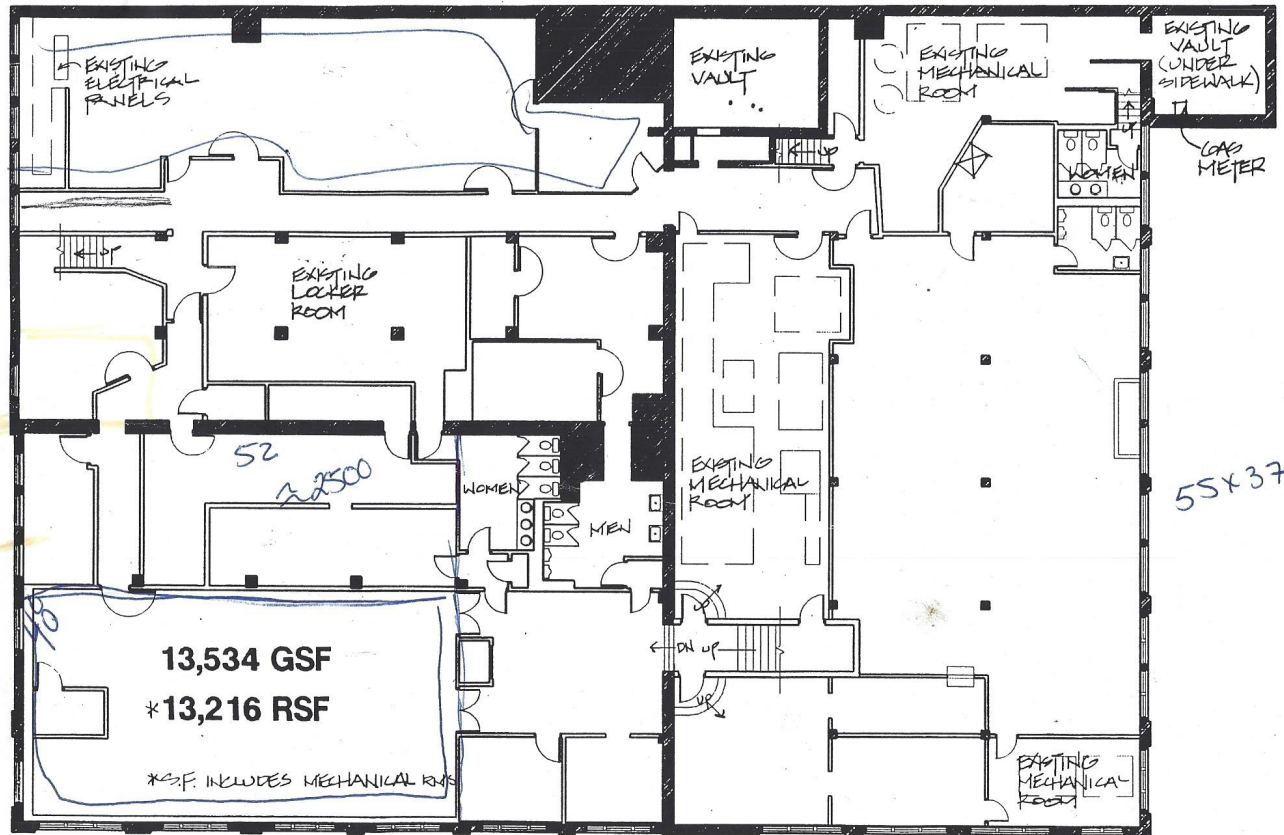
DISCLAIMER: This map is a user generated static output from the Milwaukee County Land Information Office Interactive Mapping Service website. The contents herein are for reference purposes only and may or may not be accurate, current or otherwise reliable. No liability is assumed for the data delineated herein either expressed or implied by Milwaukee County or its employees.

188 94 188 Feet 1:1,129



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BASEMENT FLOOR

CONTACT

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Director

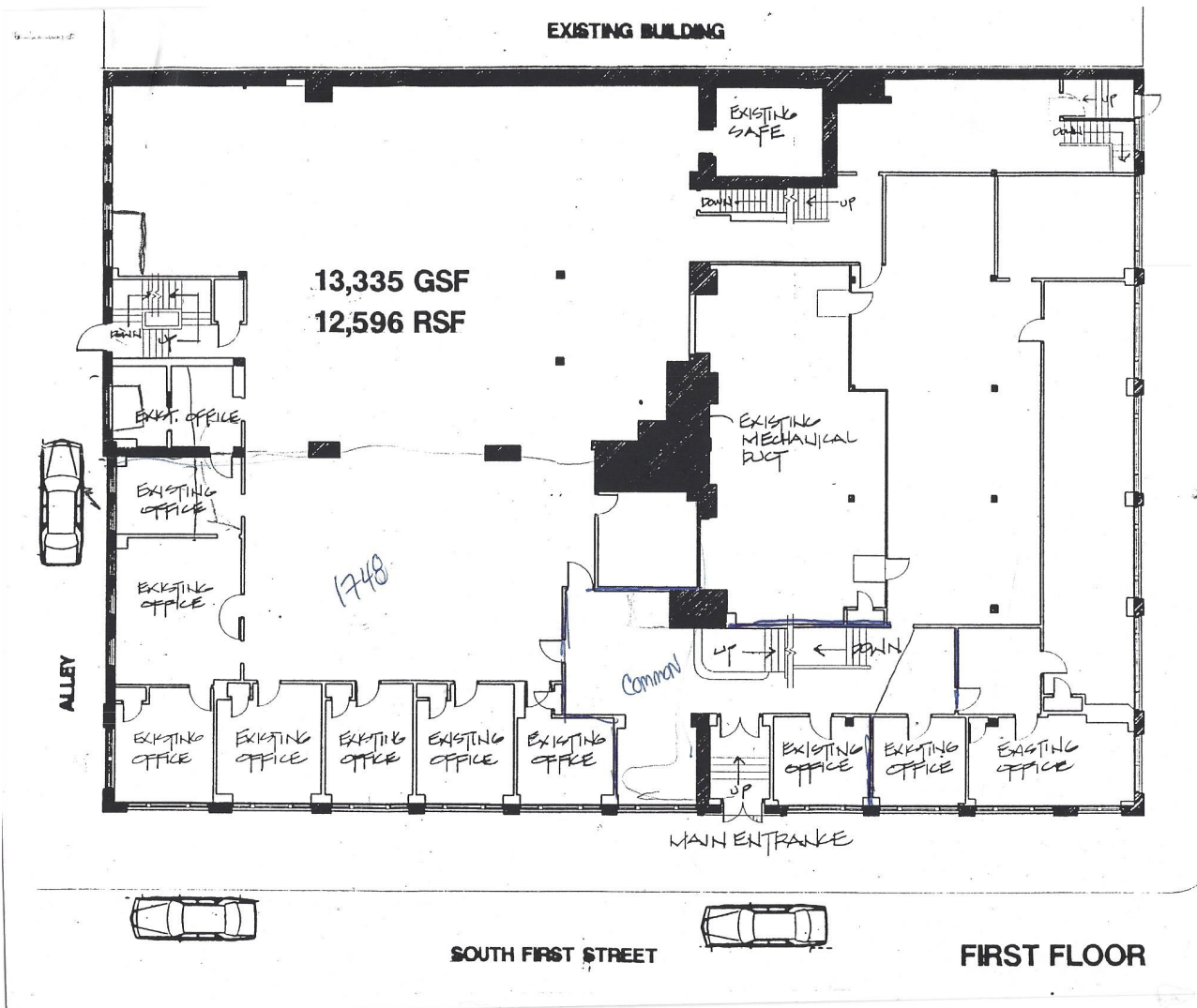
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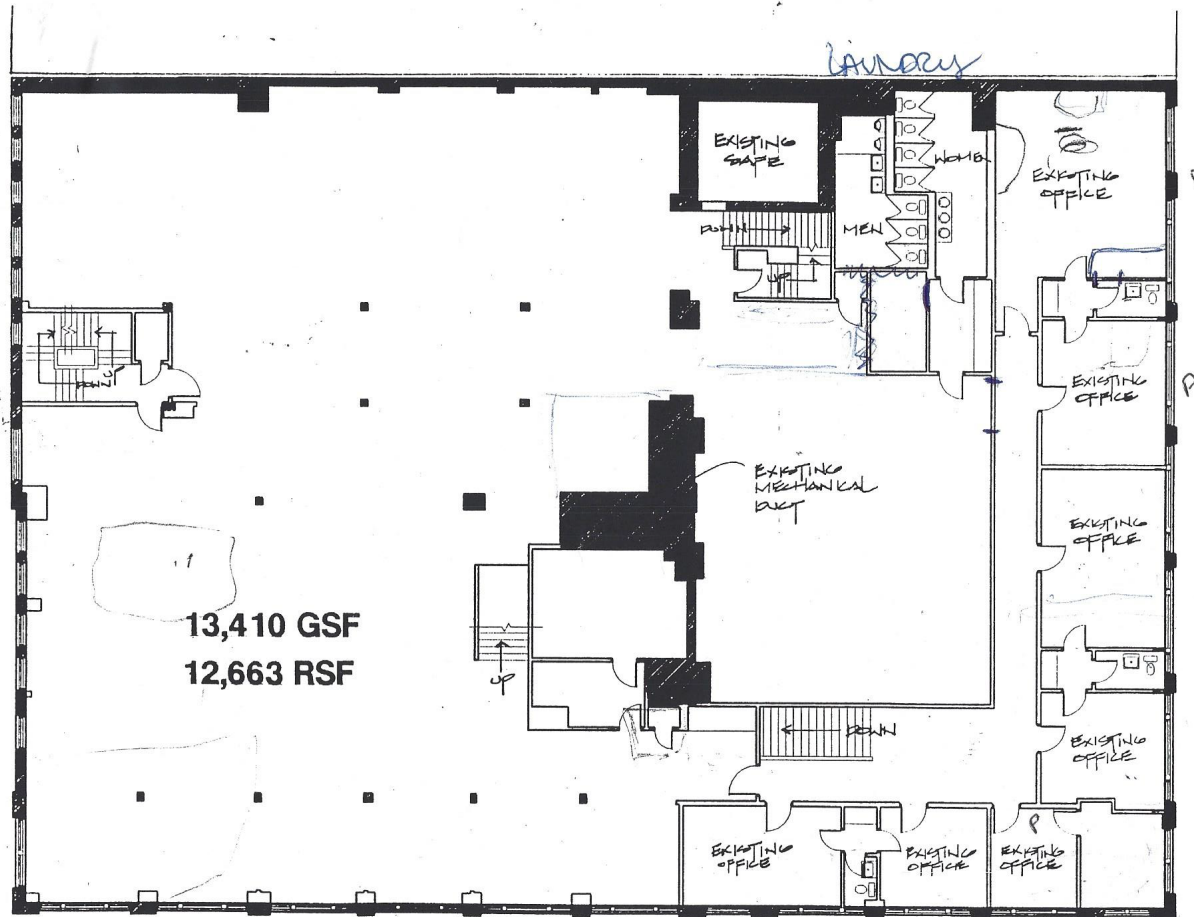
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SECOND FLOOR

CONTACT

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Director

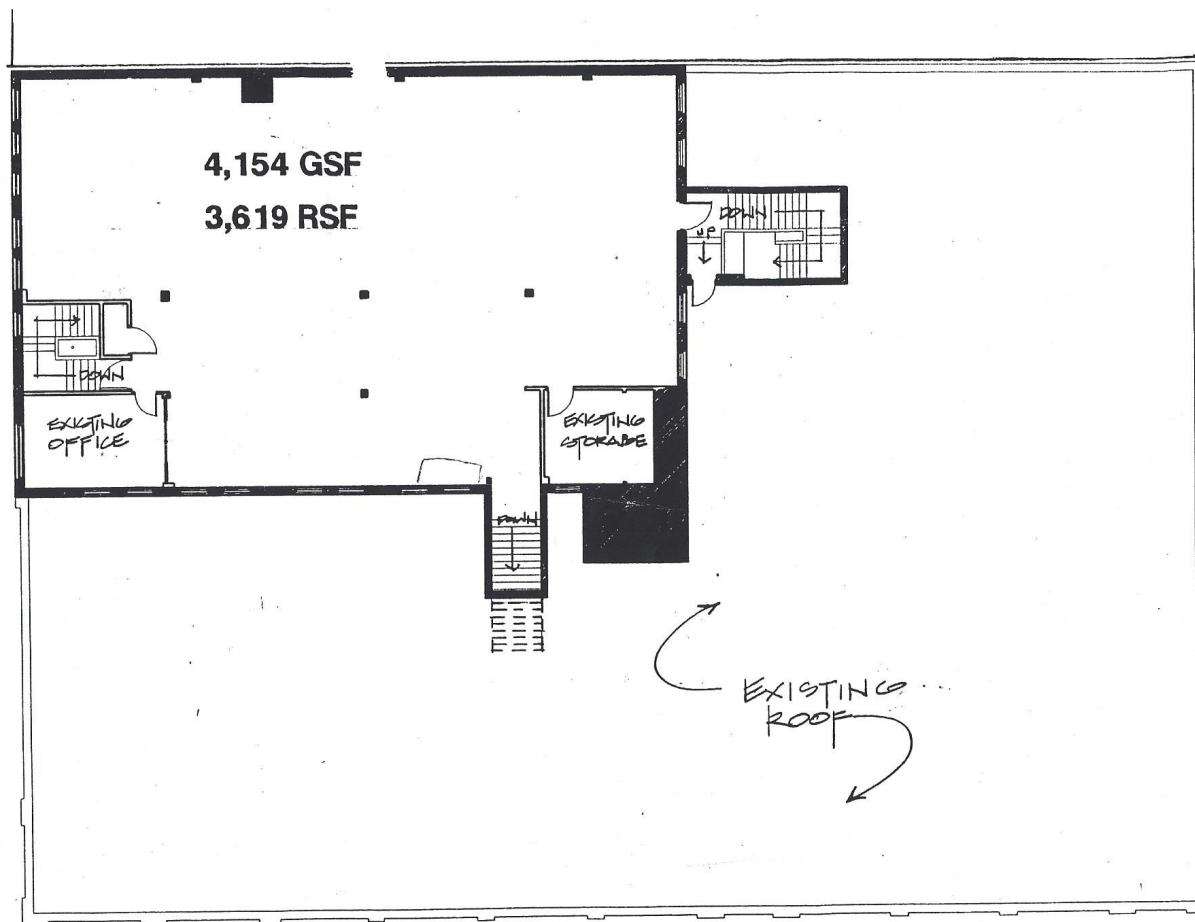
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THIRD FLOOR

CONTACT

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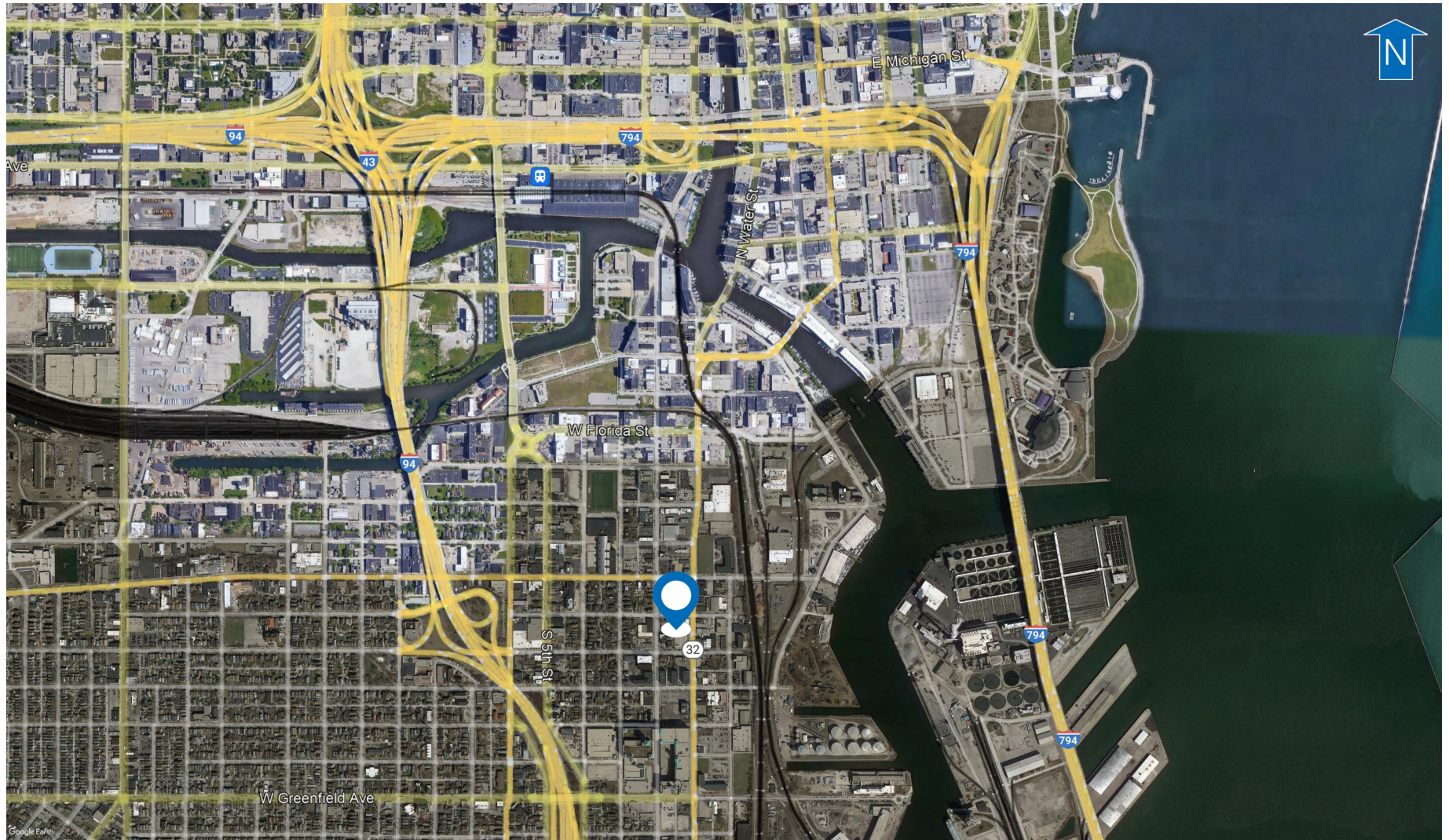
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STATE OF WISCONSIN BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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 the brokerage firm (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 (see “Definition of Material Adverse Facts” below).
- 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 (see “Confidentiality Notice To Customers” below).
- 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 property inspection, contact an attorney, tax advisor, or property 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.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. §452.01 (5g) (see “definition of material adverse facts” 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 later time, 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 by the Firm and its Agents): _____

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.

SEX OFFENDER REGISTRY

Notice: 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 phone 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.