

## Prime Investment / Owner-User Opportunity – Wholesale Business + RE

 **\*\*Address:\*\* 2520 W Lisbon Ave, Milwaukee, WI 53205-1447**

**\*\*APN:\*\* 350-1357-100**

**\*\*Additional Included Parcels:\*\***

- 2512–2518 W Lisbon Ave | APN: 350-1356-000 (Service Building)
- 2508–2510 W Lisbon Ave | APN: 350-1355-000 (Lot)
- 2506 W Lisbon Ave | APN: 350-1354-000 (Lot)

### **Property Highlights:**

- Established wholesale/distribution business with annual sales of approx. \$6.00 million.
- Strong profitability with net income of ~\$500,000 annually.
- Real estate included: main business facility + 1 service building + 2 adjacent parking lots.
- Combined package offers operational efficiency, expansion potential, and long-term investment stability.
- Located on a high-visibility corridor in Milwaukee with easy access to major highways.

### **Investment Opportunity:**

- Business + real estate bundled for a seamless transition.
- Strong existing customer base with continued growth trajectory.
- Ideal for owner-operators, strategic buyers, or investors seeking reliable cash flow.
- Opportunity to expand operations on adjacent lots or redevelop for additional income streams.

### **Key Features:**

- Total of 4 parcels included in the sale.
- High-traffic Lisbon Avenue location with excellent visibility.
- Parking and loading space available.
- Business has a long-standing presence and reputation in the community.

### **Asking Price:**

**\$3.25 million**

### **For More Information or to Schedule a Tour:**

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