

Single Tenant
3410 80th Street
Kenosha, WI 53142

**BERKSHIRE
HATHAWAY**
EPIC REAL ESTATE



OFFERING PRICE: \$695,000

Square Feet: 3,388

ZONING: B1

PARKING: 15

PARCEL #: 03-122-03-151-012

Land Size: .20 Acres

Real Estate Taxes: \$9,710

Lease: Mortified Gross

Cap Rate: 6%

Anthony J. DeBartolo, CCIM
President/Co-Owner

Office: 262-605-1504

Cell: 262-818-8669

Email: tony@epicmidwest.com

600 52ND Street, Ste 333

Kenosha, WI 53140

www.epicmidwest.com

Single Tenant Investment

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TENANT: **American TELEPSYCHIATRY**

A virtual, cloud-based healthcare provider – connecting patients to Psychiatrists, Clinical Psychologists, Counselors, Psychiatric Advanced Practice Nurse Practitioners, Addictionologists, Pharmacies, and other healthcare providers – in real time, anytime, anywhere.

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6535 Green Bay Road

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Annual Operating Income Statement

Revenue: \$53,106

Expenses:

Real Estate Taxes: \$9,710

Insurance: \$2,000

Total Expenses: \$11,710

Net Income: \$41,396

Tenant is responsible for all utilities, Lawn Care, Snow Removal, Water, and Maintenance.

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DEMOGRAPHICS

	<u>1Miles</u>	<u>3 Miles</u>
POPULATION	14,174	74,663
AVERAGE HH INCOME	\$71,355	\$34,332
TRAFFIC COUNT (2025)	80th Street & 32nd Ave West 12,593 East 11,399	

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SOUTHEAST VIEW

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SOUTHWEST VIEW

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