

**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](mailto:tony@epicmidwest.com)

600 52ND Street, Ste 333

Kenosha, WI 53140

[www.epicmidwest.com](http://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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**Single Tenant Investment  
6535 Green Bay Road  
Kenosha, WI 53140**

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

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**SOUTHEAST VIEW**

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## SOUTHWEST VIEW

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