



Baldwin, WI Mixed-Use Building

570 & 590 10th Ave, Baldwin, WI 54002

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REAL ESTATE



Bryon Andrews

BRIX Real Estate

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570 10th Ave

\$590,000

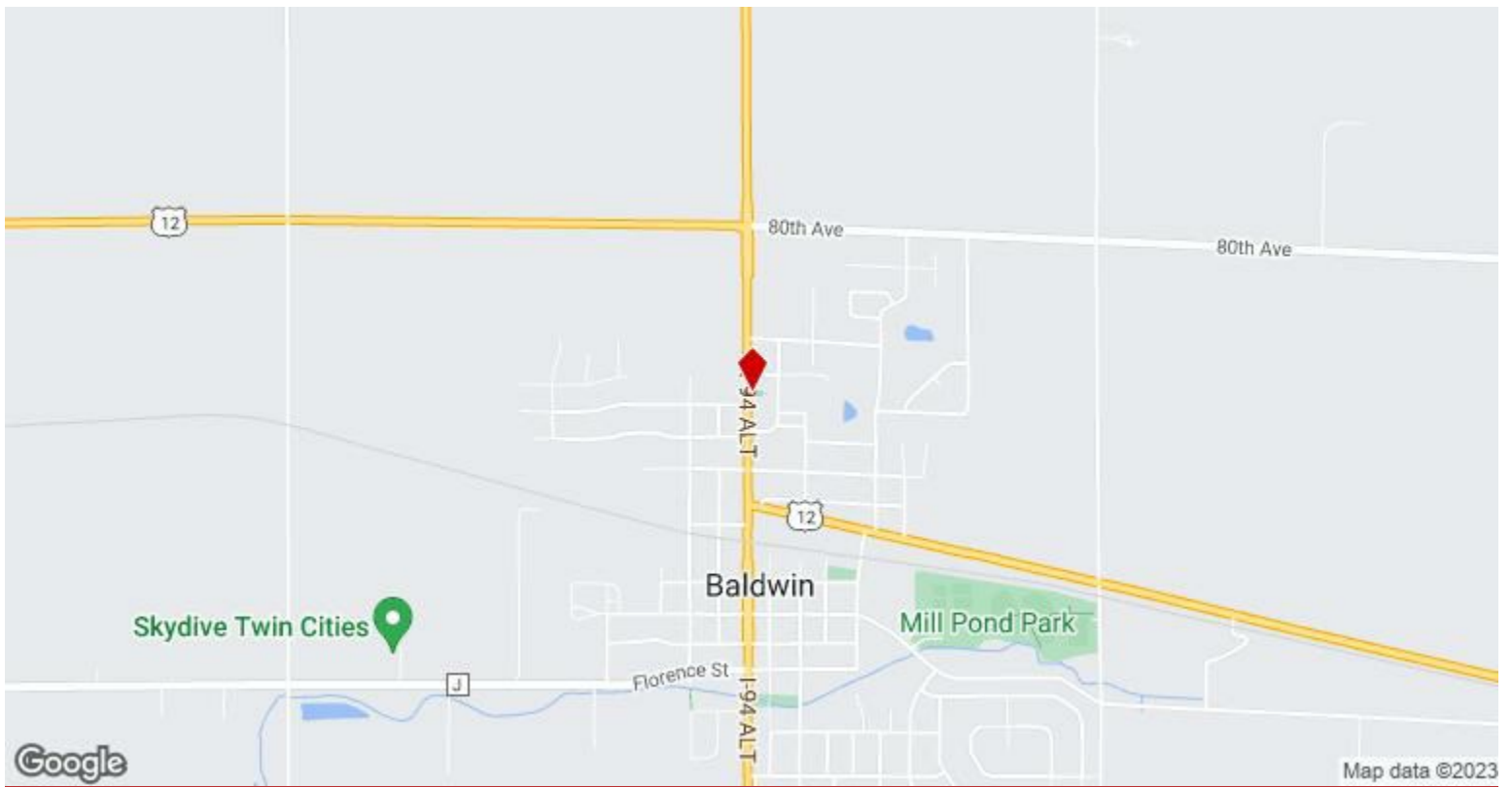
Mixed use building with solid, long-term Snap Fitness tenant and residential units. (1) one-bedroom, (2) 2 bedroom units. Rear parking lot of restaurant next door included in the sale (Separate PID and currently rented). 2 of the 3 residential units have been fully renovated with new floor, kitchens, appliances, wall A/C units and updated bathrooms. New A/C unit for Snap Fitness. Snap Fitness was renovated in 2016. New steel roof and steel siding in 2020. Tenants pay gas and electric. Owner pays water/sewer, trash and snow removal. Plenty of off-street parking in parking lot. Current Cap Rate of 8.18%

The property includes 2 different parcel numbers....

- New Steel Roof and Siding
- Renovated Units
- Easy to Manage



Price:	\$590,000
Property Type:	Retail
Property Subtype:	Storefront Retail/Residential
Building Class:	C
Sale Type:	Investment
Cap Rate:	8.18%
Lot Size:	0.47 AC
Gross Leasable Area:	9,108 SF
No. Stories:	2
Year Built:	1950
Tenancy:	Multiple
Parking Ratio:	0/1,000 SF
Zoning Description:	Commercial
APN / Parcel ID:	106-1046-30-000
Walk Score ®:	43 (Car-Dependent)



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Property Photos



Image-3



Image-7

Property Photos



Image-1



Image-2

Property Photos

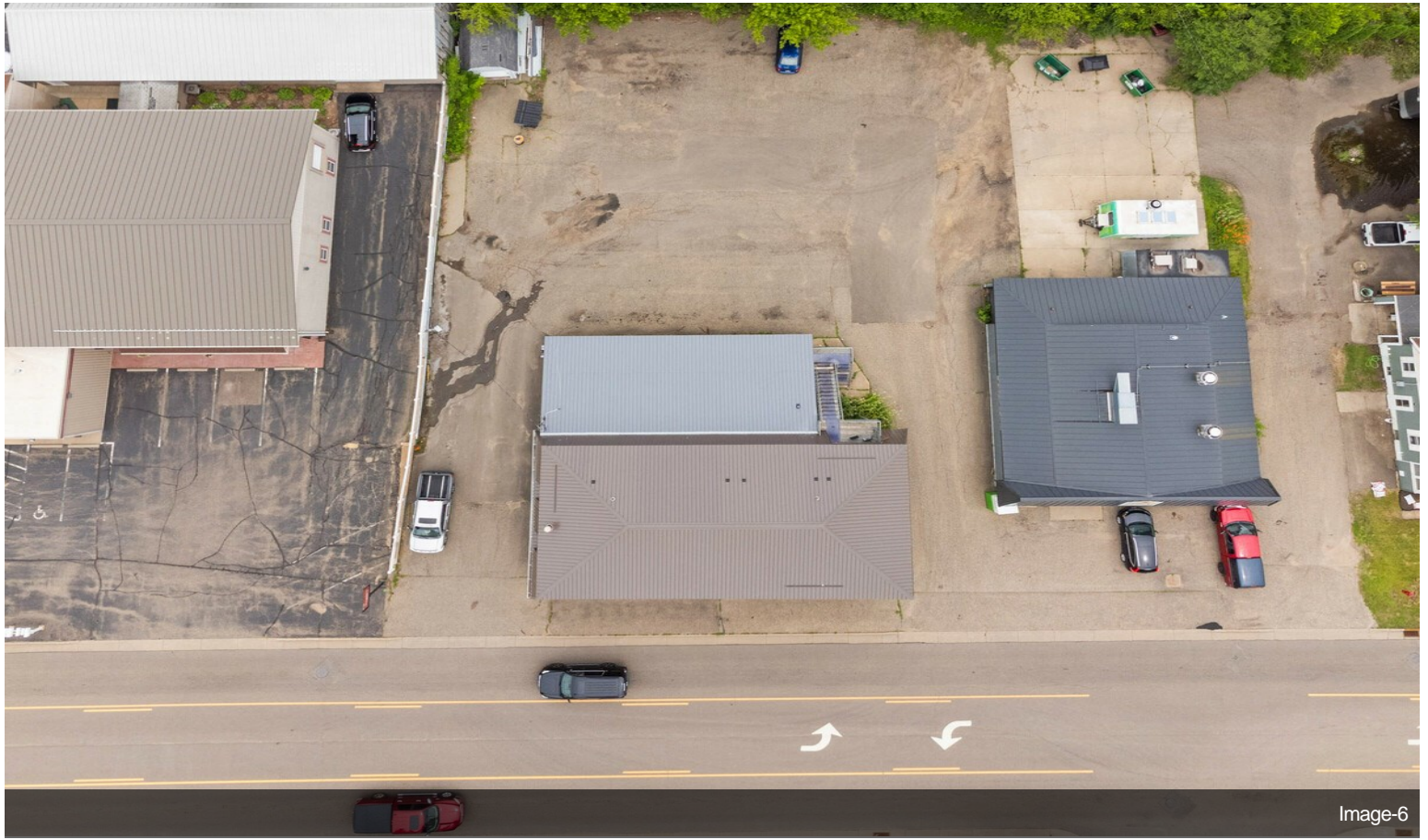


Image-6



Image-4

Property Photos



Image-5



Image-12

Property Photos



Image-13



Image-15