



## 3000 W Forest Home Ave. Milwaukee, WI

### Property Features

- Commercial / Industrial Flex Building
- Approx. 9,778 SF single-story brick construction
- One dock-high loading door
- Partial poured-concrete basement with on-site parking

### Details

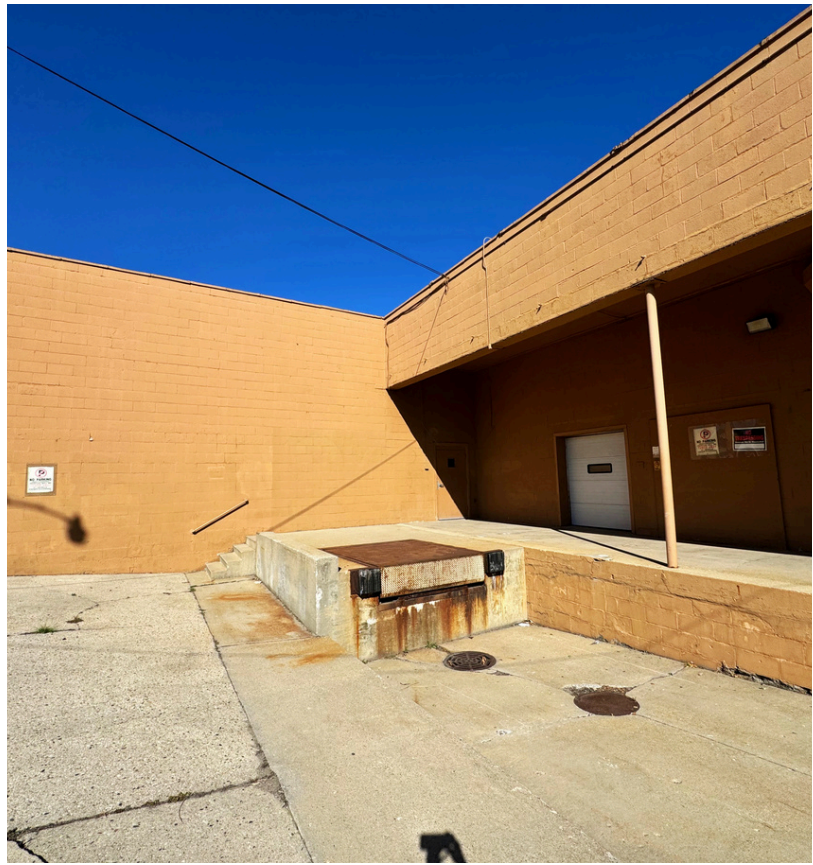
The subject property is an approximately 9,778 SF single-story industrial masonry building served by municipal utilities. Featuring a flexible layout with one dock-high loading door, the building is well suited for re-leasing, single-tenant use, or adaptive repositioning within an established commercial corridor.

PRICE	\$799,000
Building Size	+/- 9,778 SF
Price/SF	\$81.71/SF
Taxes (2025)	\$7,986.94
Acres	+/- .351 Acres
Zoning	LB2
Year Built	1949
Parking	+/- 20 Spaces

### For more information:

**Ryan Beitz**

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Aerial

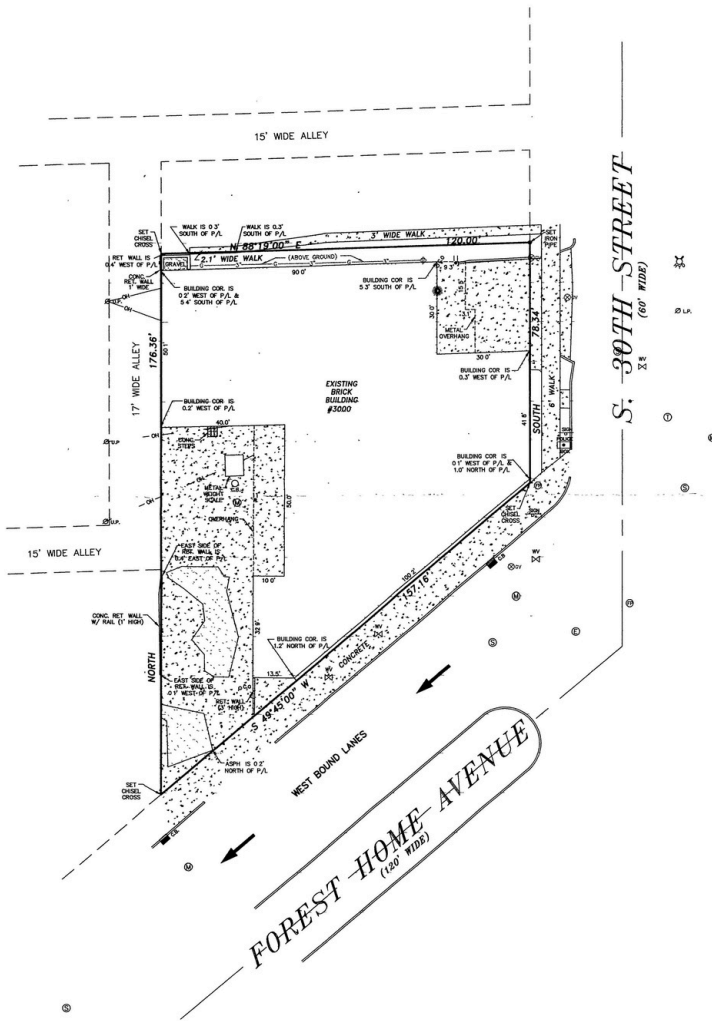


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## Land Survey



LEGEND	
○	- DENOTES IRON PIPE - SET
—○—	- DENOTES OVERHEAD WIRE
—○—	- DENOTES GAS LINE
⊕	- DENOTES UTILITY POLE
⊕	- DENOTES LIGHT POLE
⊕	- DENOTES MANHOLE
⊕	- DENOTES SANITARY MANHOLE
⊕	- DENOTES TELEPHONE MANHOLE
⊕	- DENOTES ELECTRIC MANHOLE
■	- DENOTES SQUARE CATCH BASIN
⊕	- DENOTES GAS METER
⊕	- DENOTES GAS VALVE
⊕	- DENOTES WATER VALVE
⊕	- DENOTES WOOD FENCE
⊕	- DENOTES FIRE HYDRANT
⊕	- DENOTES FLAG POLE
⊕	- DENOTES SIGN

### LEGAL DESCRIPTION:

LOTS 17, 18, 19 AND 20, IN BLOCK 13, IN LAYTON PARK IN THE NORTHWEST 1/4 OF SECTION 7, TOWN 6 NORTH, RANGE 22 EAST, AND THE NORTHEAST 1/4 OF SECTION 7, TOWN 6 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN

### SURVEYOR'S CERTIFICATE:

TO: MICHAEL PRIMAKOV, BADGER DINDERY, INC., A WISCONSIN CORPORATION AND CH TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE (1) IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS" ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA/ACSM AND NSPS IN 1997, AND INCLUDES ITEMS 1, 3, 4, 7(c), 8, 9, 10 & 11 OF TABLE THEREOF, AND (2) PURSUANT TO THE ACCURACY STANDARDS (AS ADOPTED BY ALTA/ACSM AND IN EFFECT ON THE DATE OF THIS CERTIFICATION) OF AN URBAN SURVEY

DATE: OCTOBER 15, 1999

SIGNED: *Mark D. Nesgood*  
MARK D. NESGOOD

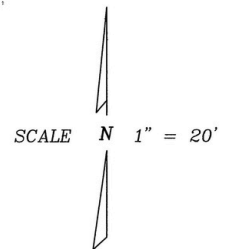


### SURVEYOR'S NOTES:

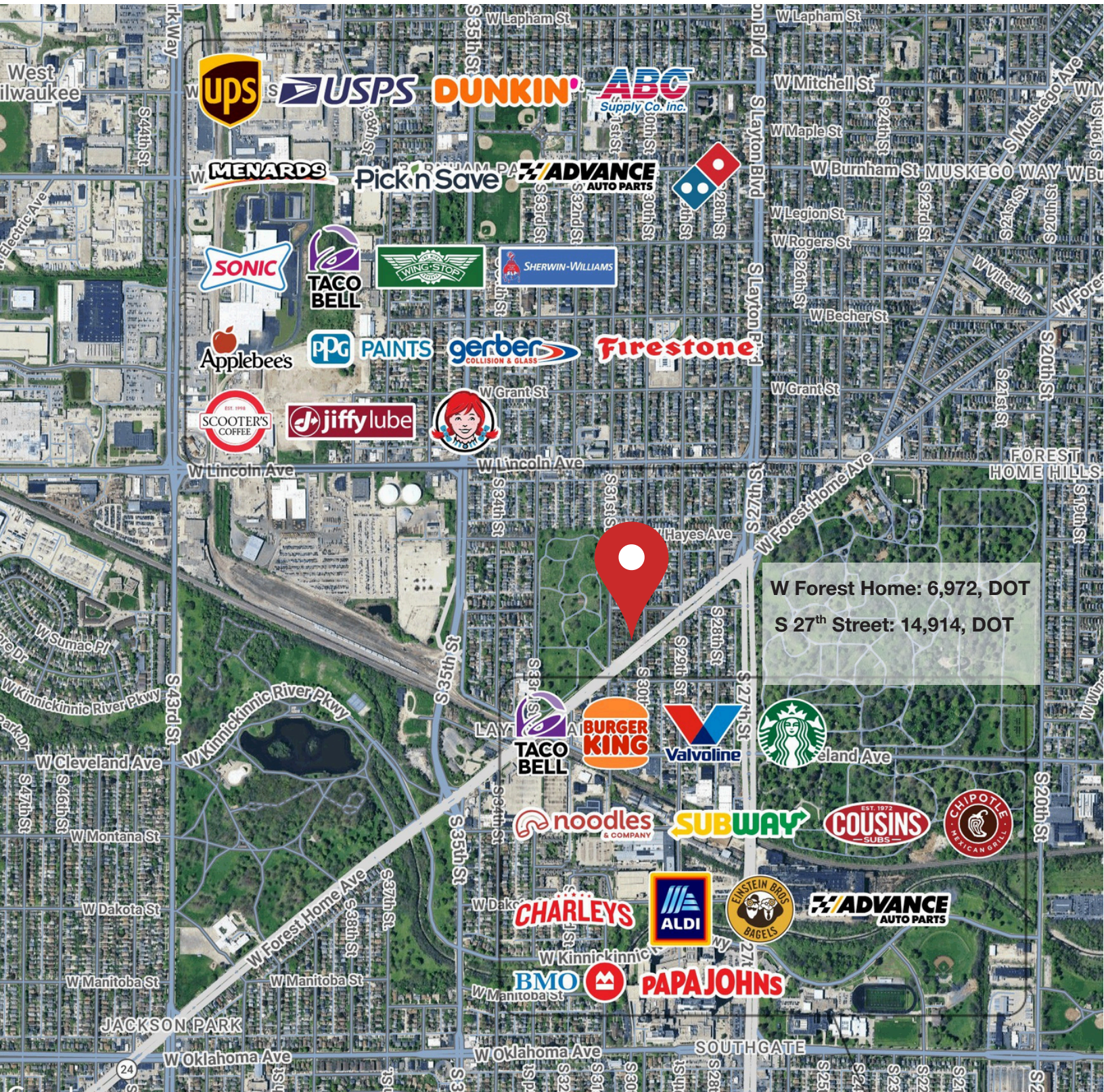
THIS SURVEY IS BASED ON TITLE POLICY PREPARED CHICAGO TITLE INSURANCE COMPANY DATE SEPTEMBER 2, 1999.

### GENERAL NOTES:

1. THIS PROPERTY CONTAINS 15,275 SQ. FT., .35 ACRES.
2. THERE WERE NO VISIBLE PARKING AREAS AT TIME OF SURVEY.
3. PER NATIONAL FLOOD INSURANCE PROGRAM COMMUNITY PANEL NO. 550278 004-D DATED NOVEMBER 19, 1987. THIS PROPERTY DOES NOT LIE IN A FLOOD ZONE AREA.
4. CONCRETE WALK ALONG NORTH PROPERTY LINE IS 0.3 FEET SOUTH OF SAID LINE.
5. RETAINING WALL AT THE NORTHWEST CORNER OF PROPERTY IS 0.4' WEST OF PROPERTY
6. BUILDING ALONG WEST PROPERTY LINE IS 0.2 FEET WEST OF WEST PROPERTY LINE.
7. CONCRETE RETAINING WALL ALONG SOUTHWEST PROPERTY LINE IS 0.4 FEET WEST TO 0.1 EAST OF PROPERTY LINE.
8. THIS PARCEL IS ZONED LC-40, FRONT SETBACK IS THE AVERAGE OF ADJACENT BUILDINGS THERE ARE NO REAR OR SIDE SETBACK REQUIREMENTS.



## Retail/Traffic Map

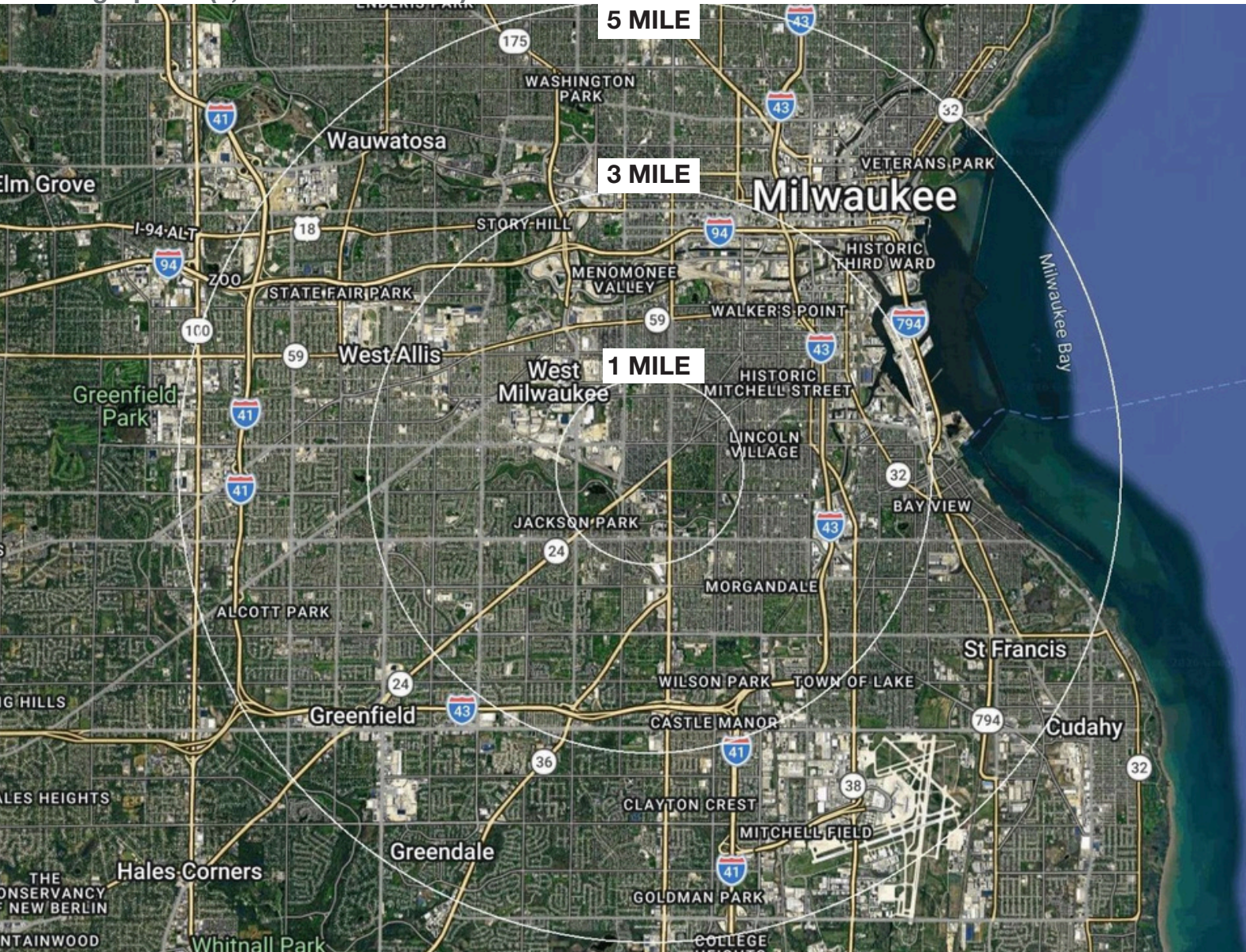


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## Demographics (1, 3 & 5 Mile Radius)



### POPULATION

1 MILE:	24,052
3 MILES:	202,031
5 MILES:	438,069

### AVERAGE HOUSEHOLDS

1 MILE:	7,809
3 MILES:	79,709
5 MILES:	189,561

### AVERAGE INCOME

1 MILE:	\$70,102
3 MILES:	\$75,374
5 MILES:	\$86,544

### EMPLOYEES

1 MILE:	6,291
3 MILES:	70,104
5 MILES:	223,446

### BUSINESSES

1 MILE:	525
3 MILES:	4,898
5 MILES:	14,627

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## NON-RESIDENTIAL CUSTOMERS

# STATE OF WISCONSIN BROKER DISCLOSURE



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 NAI Pfefferle (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.
- 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.
- 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 home inspection, contact an attorney, tax advisor, or home 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.

*No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.*

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition 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 latertime, you may also provide the Firm or its Agents with other information you consider to be confidential.

### CONFIDENTIAL INFORMATION

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### NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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*(Insert information you authorize to be disclosed, such as financial qualification information.)*

### 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.

### Notice About Sex Offender Registry

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 telephone at 608-240-5830.



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Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.