

11217 W FOREST HOME AVE

Franklin, WI 53132



FOR SALE / LEASE | +/- 8,000 SF COMMERCIAL CONDO AVAILABLE



OFFERING SUMMARY

Unit 1

Size: +/- 8,000 SF
Sale Price: \$1,688,000

Lease Rate: \$16.00 SF/yr
NNN Expenses: \$4.40 SF/yr

Unit 2 (SOLD)

Size: +/- 2,000 SF
Price: **SOLD**

Unit 3 (SOLD)

Size: +/- 2,000 SF
Price: **SOLD**

Unit 4 (SOLD)

Size: +/- 2,000 SF
Price: **SOLD**

Unit 5 (SOLD)

Size: +/- 2,000 SF
Price: **SOLD**

PATRICK MCGLINN

Senior Vice President
414.858.5218
pmcglinn@acgwi.com

STEVE ANDERSON

President/CEO
414.858.5200
sanderson@acgwi.com

PROPERTY HIGHLIGHTS

- New HVAC in 2022
- New roof in 2020
- New parking lot in 2018
- Great location, high visibility on W. Forest Home Ave
- Traffic counts +/- 13,900 cars/day per DOT
- Two dock doors in +/- 440 SF loading dock space
- Currently zoned M1

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	2,934	60,664	229,446
Total Population	6,316	142,759	555,851
Average HH Income	\$116,594	\$113,537	\$97,776

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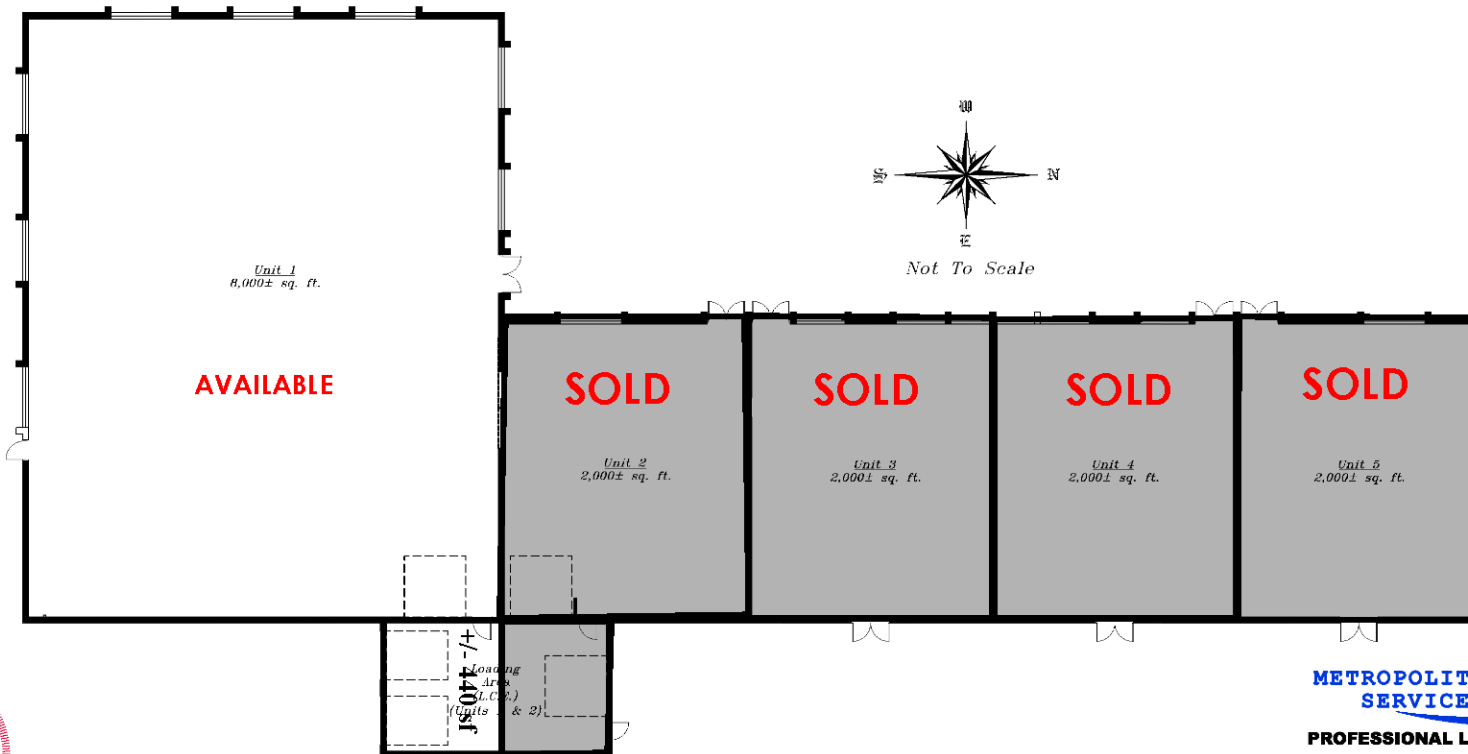
UNIT MAP | +/- 8,000 SF COMMERCIAL CONDO AVAILABLE

Forest Home Commercial Condominium

City of Franklin, Milwaukee County, Wisconsin

LEGAL DESCRIPTION

Parcel 1 of Certified Survey Map No. 4982, recorded on July 21, 1987, on Reel 2121, Images 1575 to 1577 inclusive as Document No. 6086366, being a part of the Northwest 1/4 and the Northeast 1/4 of the Southeast 1/4 of Section 6, Town 5 North, Range 21 East, City of Franklin, County of Milwaukee, State of Wisconsin.



METROPOLITAN SURVEY SERVICE, INC.

PROFESSIONAL LAND SURVEYORS
8482 South 76th Street
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PHONE (414) 529-5380
survey@metropolitansurvey.com
www.metropolitansurvey.com

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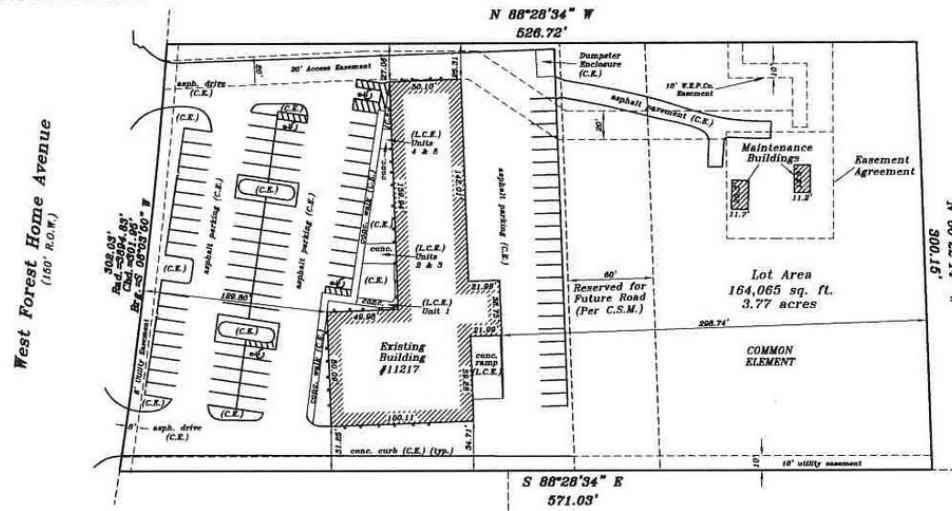
SITE PLAN | +/- 8,000 SF COMMERCIAL CONDO AVAILABLE

Forest Home Commercial Condo Assoc. (FHCCA)

City of Franklin, Milwaukee County, Wisconsin

LEGAL DESCRIPTION

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Certification

Declarant:
Steve Anderson
c/o Anderson Commercial Group, LLC
11217 West Forest Home Avenue, Suite One
Franklin, WI 53132

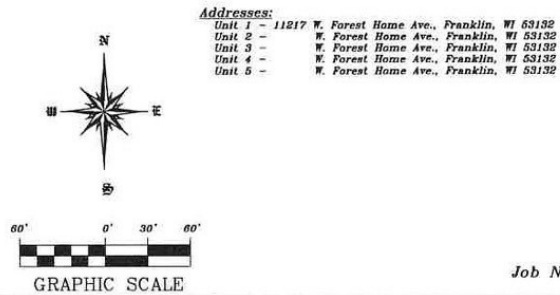
Prepared By:
Dennis C. Sauer PLS-2421
Metropolitan Survey Service, Inc.
8482 South 76th Street
Franklin, WI 53132

Notes:
L.C.E. = Limited Common Element
C.E. = Common Element

Note:
The location of subsurface utilities, such as gas mains, electric lines, sewer and water laterals, etc. could not be determined and shown on this plat. In the event that any utility serves both units, that utility shall be known as a Common Element and the responsibility of repair and restoration shall be shared by the owners of both units. If any utility serves a single unit but is installed or crosses an adjoining unit's Limited Common Element, the owner of the unit that the utility serves shall be responsible for all repairs and restoration.

Surveyor's Certificate:
I, Dennis C. Sauer, a Professional Land Surveyor, do hereby certify that I have surveyed the above described property of this condominium plat, and that this survey is an accurate representation of the exterior boundary lines and the location of the existing buildings on said property. This plat is a correct representation of Forest Home Commercial Assoc. and the identification and location of each unit and the common elements can be determined from this plat.

July 5, 2023
Date
Dennis C. Sauer
Dennis C. Sauer, P.L.S. 2421



Addresses:
Unit 1 - 11217 W. Forest Home Ave., Franklin, WI 53132
Unit 2 - W. Forest Home Ave., Franklin, WI 53132
Unit 3 - W. Forest Home Ave., Franklin, WI 53132
Unit 4 - W. Forest Home Ave., Franklin, WI 53132
Unit 5 - W. Forest Home Ave., Franklin, WI 53132

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Job No. 114369 Sheet 1 of 2

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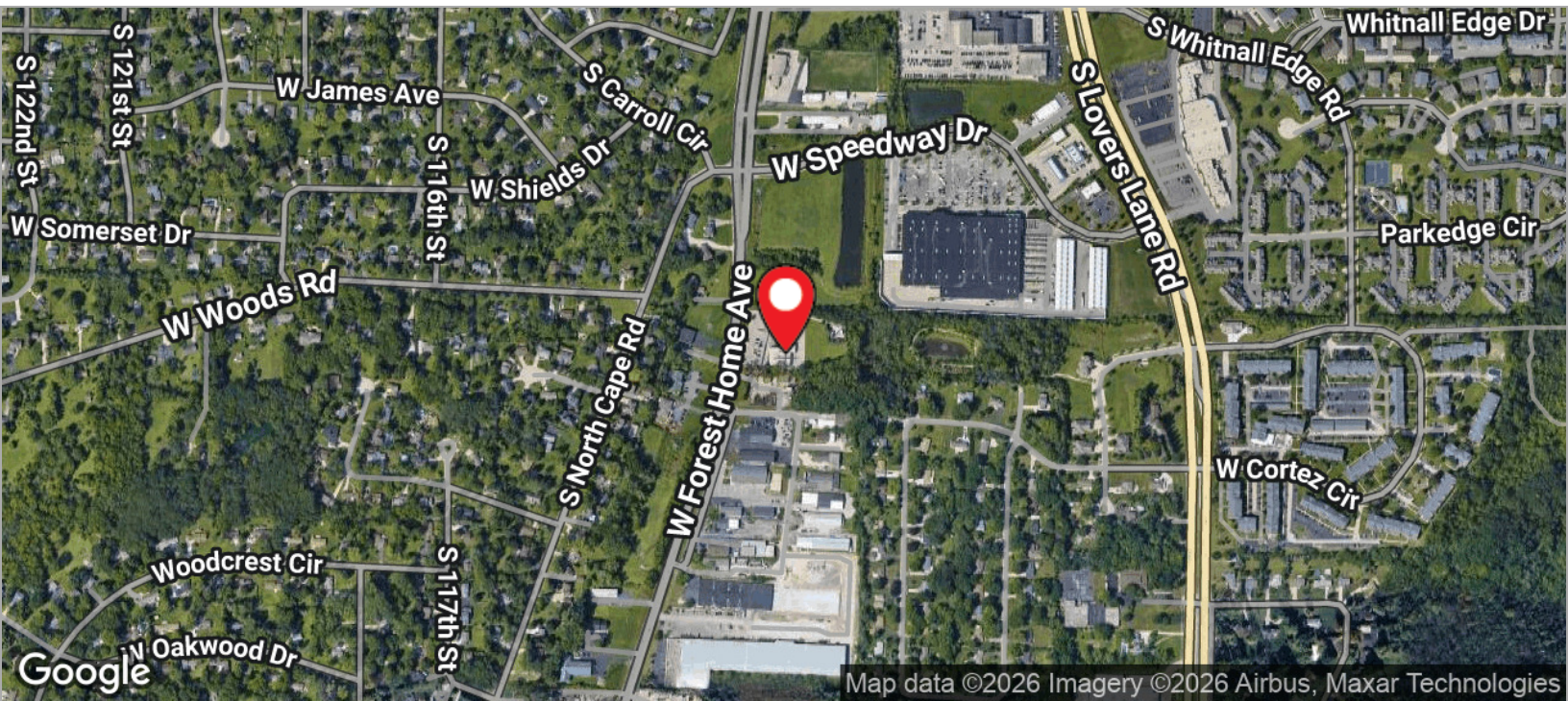
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11217 W FOREST HOME AVE

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Anderson
Commercial Group

LOCATION MAPS | +/- 8,000 SF COMMERCIAL CONDO AVAILABLE



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
 - 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
 - 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
 - 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
 - 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
 - 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
 - 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.
- 19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____
41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.