

8101 W Greenfield Ave, West Allis WI 53214

FOR SALE

PROPERTY OVERVIEW

Total Building SF:	±6,531 SF
Site Size:	.18 AC
Zoning:	C-2
Construction:	Masonry
HVAC:	Forced Air Units
Signage:	On Building and & Pylon Sign Along Greenfield Ave
Parking:	13 Surface Spaces
Tax Key:	4520265000 & 452026000

Features

- Turnkey Bar & Restaurant with Opportunity for Bed & Breakfast
- 12 Bedroom Units Total
- Across the Street from State Fair Park
- Quick Access to I-94 and I-43



Economics

Sale Price:	\$650,000.00
Taxes (2023):	\$8,464.93

Luke Fehrenbach

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SURROUNDING NEIGHBORHOOD



The **Wisconsin State Fair** continues to be a cornerstone event, showcasing its immense popularity with a remarkable **1,043,350** fairgoers in 2023 over an 11-day span, and aiming to exceed one million visitors again in 2024 as it celebrates 173 years of tradition. Contributing significantly to the local economy, the fair saw record-breaking figures such as \$403,150 raised at the Governor's Blue Ribbon Livestock Auction and over \$150,000 from other auctions, along with the sale of 307,000 iconic creme puffs.

Food and beverage highlights included WürstBar's **25,285** orders of Beer Cheese Wisconsin Lava Cakes and the Old Fashioned Sipper Club's **9,342** Ferris Mules, winners of the Sporkies and Drinkies competitions, respectively. The nearly 200-acre Fair Park, bustling with year-round activities, underscores its role as a vital community hub, hosting a myriad of events such as the Hy-Vee Milwaukee Mile 250s Store, Greek Fest, Wednesday Night Lives concerts, the NASCAR CRAFTSMAN Truck Series Playoffs, Milwaukee Comic Con, World Beef Expo, Harvest Fair, and the Milwaukee Hmong New Year. Coupled with an impressive **annual traffic average of 14,200 vehicles on Greenfield Ave and annual visits totaling 1.6 million with 932,000 unique visitors**, these statistics highlight the Fair Park's significance as a premier entertainment venue in Wisconsin.

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DEMOGRAPHICS

PROPERTY OVERVIEW



Radius	Population	Household Income	Households	Total Businesses
1 Mile	21,488	\$68,188	9,732	1,131
3 Mile	133,689	\$75,533	58,999	10,642
5 Miles	413,514	\$79,498	163,444	22,783

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BROKER DISCLOSURE

TO NON-RESIDENTIAL CUSTOMERS



1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must
2 provide you the
3 following disclosure statement:
4 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The
5 Firm is either an agent
6 of another party in the transaction or a subagent of another firm that is the agent of another
7 party in the transaction. A
8 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you.
9 Whenever the Firm is
10 providing brokerage services to you, the Firm and its brokers and salespersons
11 (hereinafter Agents) owe you, the
12 customer, the following duties:
13 (a) The duty to provide brokerage services to you fairly and honestly.
14 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
15 (c) The duty to provide you with accurate information about market conditions within a reason-
16 able time if you request
17 it, unless disclosure of the information is prohibited by law.
18 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless
19 disclosure of the
20 information is prohibited by law (see lines 42-51).
21 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will
22 not disclose your
23 confidential information or the confidential information of other parties (see lines 23-41).
24 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
25 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased man-
26 ner and disclose the
27 advantages and disadvantages of the proposals.
28 Please review this information carefully. An Agent of the Firm can answer your questions about
29 brokerage services,
30 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney,
31 tax advisor, or home
32 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for
33 information only. It is a
34 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wis-
35 consin statutes.

36 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any
37 information given to the
38 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a
39 reasonable person
40 would want to be kept confidential, unless the information must be disclosed by law or you autho-
41 rize the Firm to
42 disclose particular information. The Firm and its Agents shall continue to keep the information
43 confidential after the
44 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
31 inspection
32 report on the property or real estate that is the subject of the transaction.
33 To ensure that the Firm and its Agents are aware of what specific information you consider confi-
34 dential, you may
35 list that information below (see lines 35-41) or provide that information to the Firm or its Agents
36 by other means. At a
37 later time, you may also provide the Firm or its Agents with other Information you consider to be
38 confidential.

39 **CONFIDENTIAL INFORMATION:**
40 _____
41 _____
42 _____

43 **NON-CONFIDENTIAL INFORMATION**
44 its Agents): _____
45 _____
46 _____
47 (Insert information you authorize to be disclosed, such as financial qualification information.)
48 _____
49 _____

50 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party
51 indicates is of such
52 significance, or that is generally recognized by a competent licensee as being of such significance
53 to a reasonable
54 party, that it affects or would affect the party's decision to enter into a contract or agreement
55 concerning a transaction
56 or affects or would affect the party's decision about the terms of such a contract or agreement.
57 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a com-
58 petent licensee
59 generally recognizes will significantly and adversely affect the value of the property, significantly
60 reduce the structural
61 integrity of improvements to real estate, or present a significant health risk to occupants of the
62 property; or information
63 that indicates that a party to a transaction is not able to or does not intend to meet his or her
64 obligations under a
65 contract or agreement made concerning the transaction.

66 **NOTICE ABOUT SEX OFFENDER REGISTRY**
67 registry and persons
68 registered with the registry by contacting the Wisconsin Department of Corrections on the Inter-
69 net at
70 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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

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Drafted by Attorney Debra Peterson Conrad

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