

8801 W NATIONAL AVE, WEST ALLIS, WI
FULLY EQUIPPED DENTAL PRACTICE BUILDING FOR SALE

REDUCED PRICE



PROPERTY INFORMATION

8801 W NATIONAL AVE, WEST ALLIS

This fully equipped dental practice is ready for a new owner or user to take over. It is located in a dense residential neighborhood that includes both single-family and multifamily properties. The property benefits from an abundance of natural light throughout and offers easy access to I-95 and 894 via 84th St. and National Ave.

Additionally, it is fully outfitted with existing dental equipment, including dental chairs, near-mint oilless compressor and MidMark PowerVac G. This presents an amazing opportunity for an existing dental practice to hit the ground running with this “plug & play” building.

ASKING PRICE	\$550,000 \$374,900
BUILDING	2,366 SF
YEAR BUILT	1957 / REMODELED 2005
REAL ESTATE TAXES	\$3,166.33 (2024)
PARCEL NUMBER	4780078001
STORIES	1 STORY WITH BASEMENT
BUILDING TENANCY	UNOCCUPIED
CONSTRUCTION TYPE	MASONRY
LOT SIZE	0.147 ACRES
ZONING	G2 - COMMERCIAL
PARKING	8 SURFACE PARKING SPACES



Ideal
West Allis
Location



Prominent
Signage
Opportunity



Excellent
Demographics



Easy
Highway
Access



TAXES & ASSESSMENTS

2024 PROPERTY TAX BILL

8801 W NATIONAL AVE, WEST ALLIS

STATE OF WISCONSIN
REAL ESTATE PROPERTY TAX BILL FOR 2024
CITY OF WEST ALLIS
MILWAUKEE COUNTY

BILL NUMBER: 11111
IMPORTANT: • Correspondence should refer to parcel number.
• See reverse side for important information.
• Be sure this description covers your property. This description is for property tax bill only and may not be a full legal description.
ZEEON PROPERTIES LLC
ACRES: 0.146
SEC 04, T 06 N, R 21 E
PLAT: N/A-NOT AVAILABLE
ASSESSORS PLAT NO 254 LOTS 10 & 11 BLK 5 EX 8
5 FT THEREOF & EX PT FOR ST

ZEEON PROPERTIES LLC
W296 N2080 GLEN COVE RD
PEWAUKEE WI 53072

Property Address: 8801 W NATIONAL AVE
Parcel #: 4780078001
Alt. Parcel #:

Assessed Value Land 53,400	Ass'd. Value Improvements 101,400	Total Assessed Value 154,800	Ave. Assmt. Ratio 0.8759	Net Assessed Value Rate (Does NOT reflect credits) 0.020378856
Est. Fair Mkt. Land 61,000	Est. Fair Mkt. Improvements 115,800	Total Est. Fair Mkt. 176,800	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 222.49
Taxing Jurisdiction	2023 Est. State Aids Allocated Tax Dist.	2024 Est. State Aids Allocated Tax Dist.	2023 Net Tax	2024 Net Tax % Tax Change
MILWAUKEE COUNTY	4,128,622	4,311,179	795.84	555.18 -30.2%
CITY OF WEST ALLIS	12,826,538	13,168,178	1,947.30	1,293.70 -33.6%
WEST ALLIS/W MIL SCH DIST	62,713,981	62,095,189	1,314.43	945.68 -28.1%
MATC	4,287,775	4,504,366	203.29	141.48 -30.4%
MMSD			312.02	218.61 -29.9%
Total	83,956,916	84,078,912	4,572.88	3,154.65 -31.0%
	First Dollar Credit		60.17	60.16
	Lottery & Gaming Credit			
	Net Property Tax		4,512.71	3,094.49 -31.4%
Make Check Payable to: TREASURER CITY OF WEST ALLIS 7525 W GREENFIELD AVE WEST ALLIS WI 53214	Full Payment Due On or Before January 31, 2025 \$3,166.33	Net Property Tax 3,094.49	FIRE INSPECTION FEE 50.00	DELQ WATER CHARGES 21.84
	Or pay the following installments to: 1123.97 DUE BY 01/31/2025 1021.18 DUE BY 03/31/2025 1021.18 DUE BY 05/31/2025			
	FOR TREASURERS USE ONLY PAYMENT BALANCE DATE	TOTAL DUE FOR FULL PAYMENT Pay By January 31, 2025 ► \$ 3,166.33		
		Warning: If not paid by due dates, installment option is lost and total tax is delinquent subject to interest and, if applicable, penalty. Failure to pay on time. See reverse.		

BUILDING PHOTOS

8801 W NATIONAL AVE, WEST ALLIS



BUILDING PHOTOS

8801 W NATIONAL AVE, WEST ALLIS



PROPERTY PHOTOS

8801 W NATIONAL AVE, WEST ALLIS



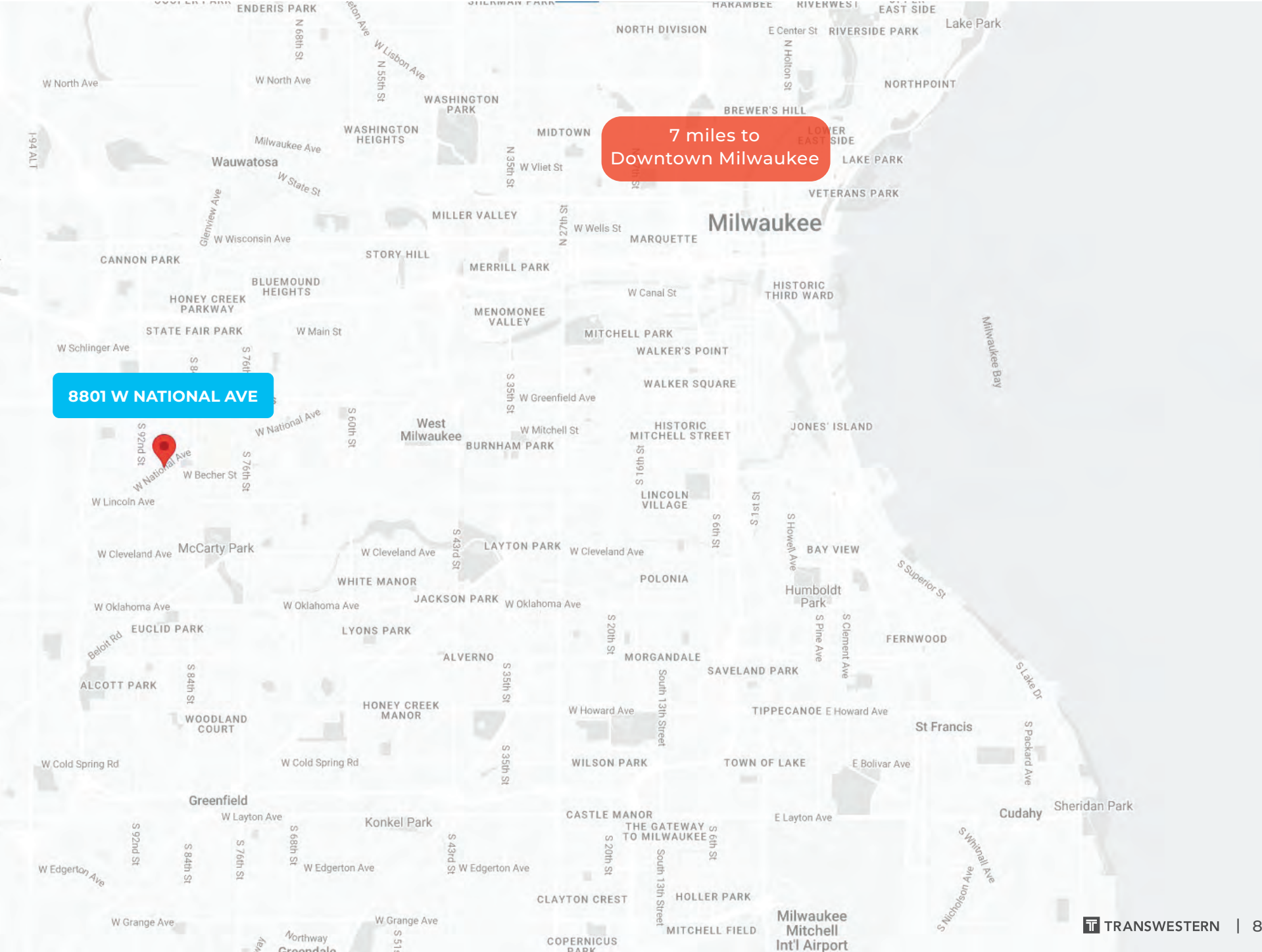
AERIAL PHOTO

8801 W NATIONAL AVE, WEST ALLIS



PROPERTY LOCATION

8801 W NATIONAL AVE, WEST ALLIS



AREA RETAIL

8801 W NATIONAL AVE, WEST ALLIS



AERIAL & DEMOGRAPHICS

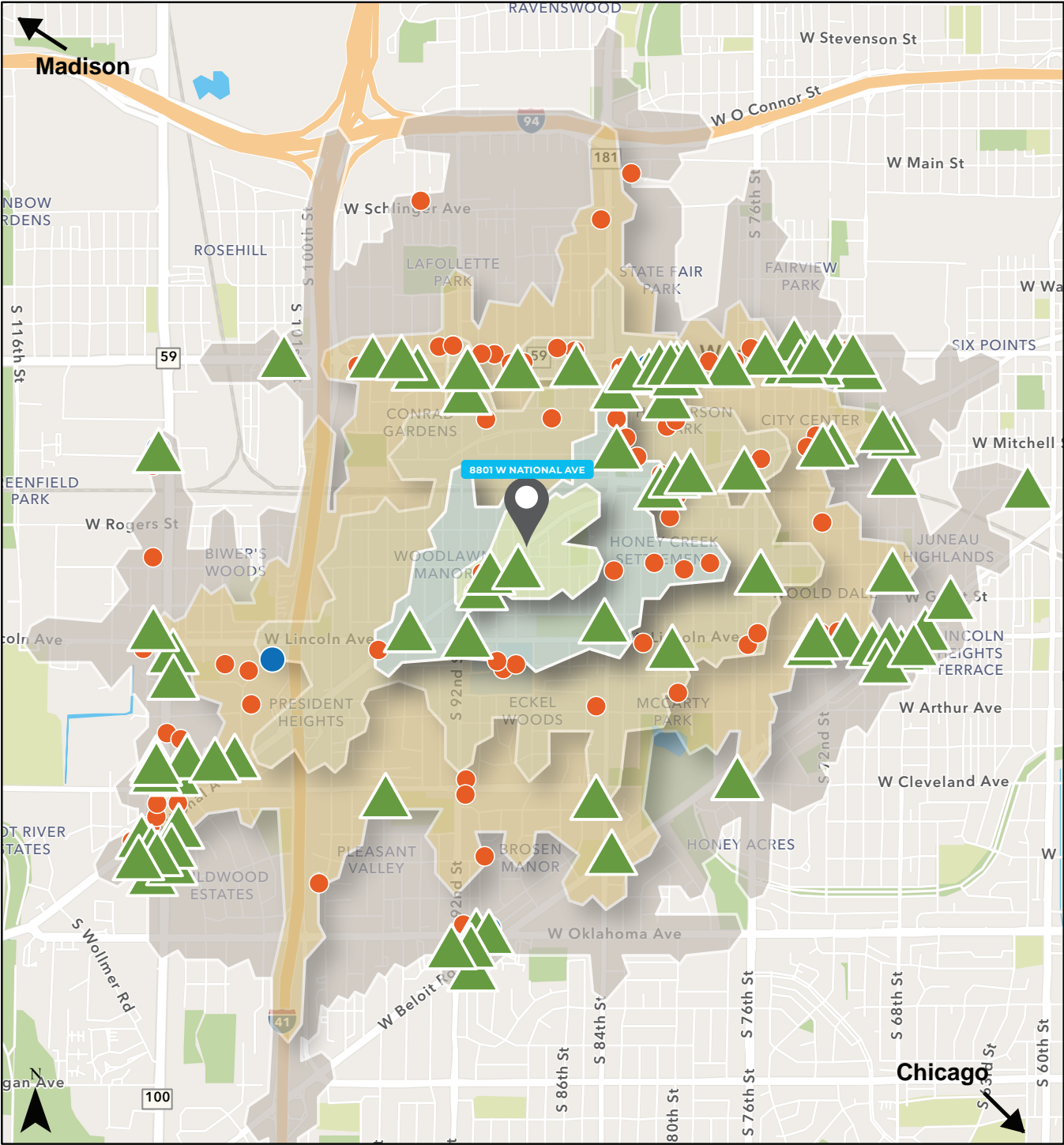
8801 W NATIONAL AVE, WEST ALLIS



	1 MILE	3 MILES	5 MILES
POPULATION	22,505	130,359	372,606
EMPLOYMENT (WHITE COLLAR)	60.6%	61.8%	61.5%
EMPLOYMENT (BLUE COLLAR)	28.4%	24.8%	24.5%
EMPLOYMENT (SERVICES)	15.7%	16.8%	17.9%
UNEMPLOYMENT	2.8%	2.7%	3.2%
EDUCATION (COLLEGE DEGREE)	28.6%	32.7%	34.4%
MEDIAN HOUSEHOLD INCOME	\$64,625	\$66,883	\$64,017
MEDIAN NET WORTH	\$121,636	\$131,582	\$110,507

DRIVE TIMES

8801 W NATIONAL AVE, WEST ALLIS



Drive Times

- ≤ 5 Minutes
- ≤ 4 Minutes
- ≤ 3 Minutes
- ≤ 2 Minutes
- ≤ 1 Minute

Area Amenities

(Within Drive Times)

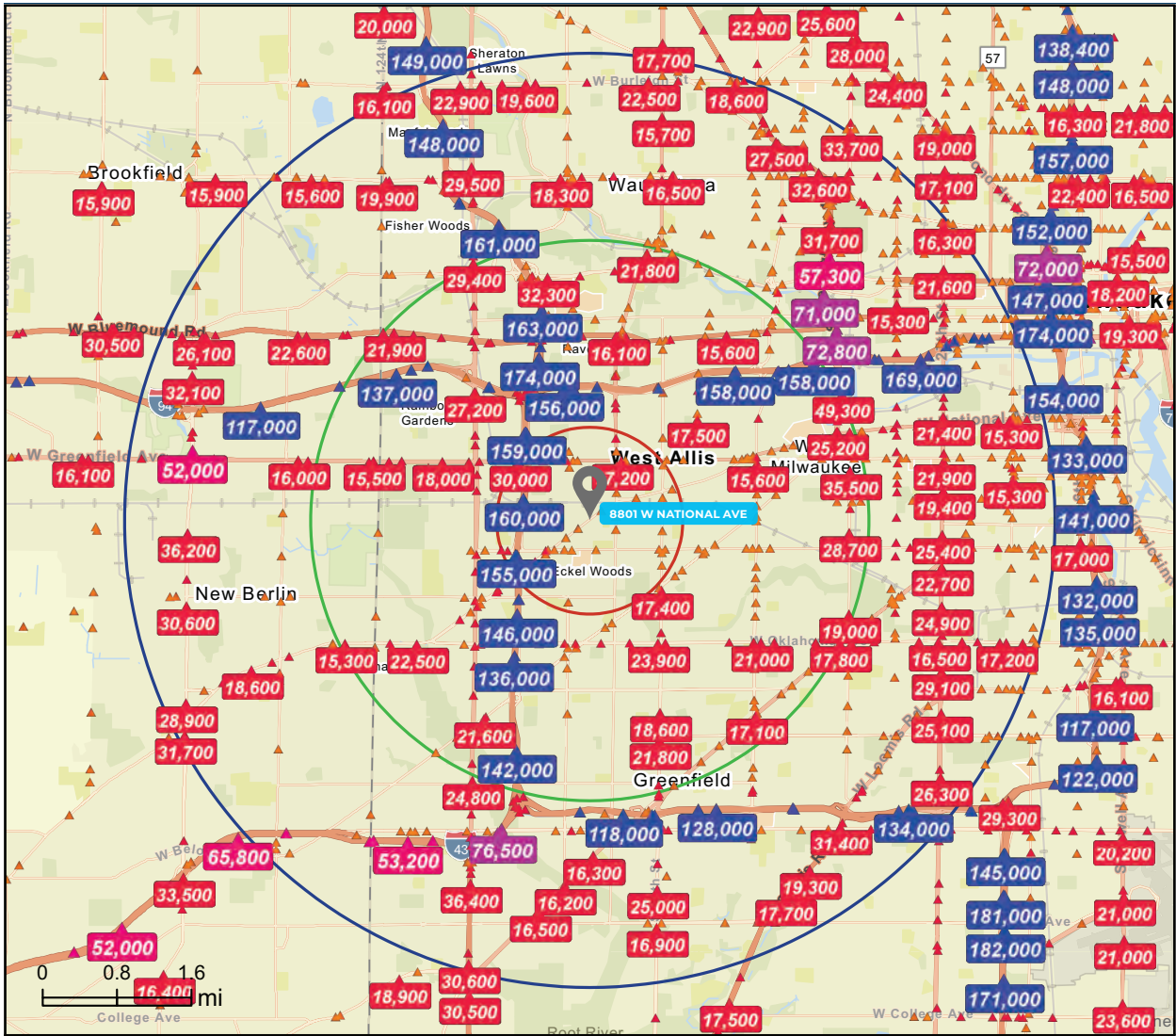
- Lodging Facilities (4)
- Restaurants (97)
- Retail (115)

Locations may Appear to Overlap Other Locations due to Close Proximity

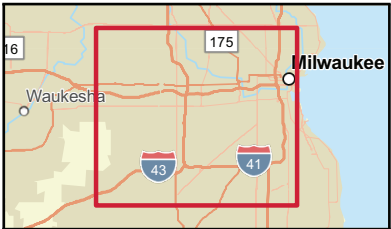
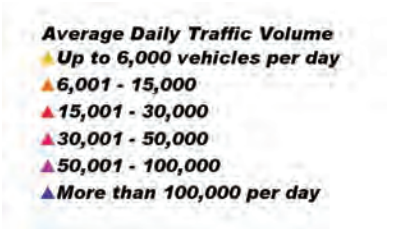
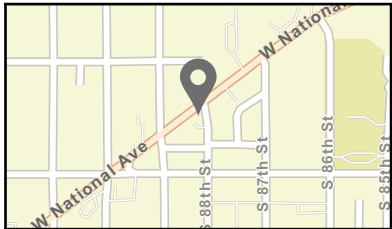
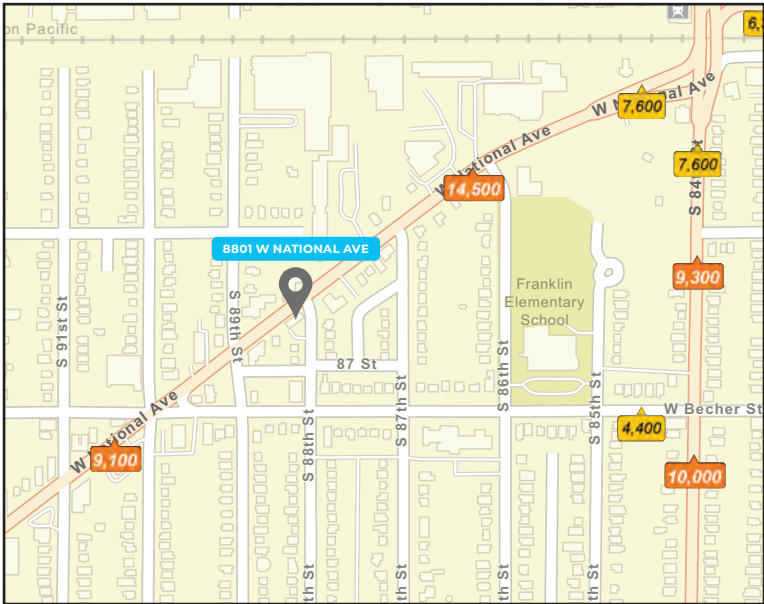
0 0.35 0.7 1.4 Miles

AREA TRAFFIC VOLUME

8801 W NATIONAL AVE, WEST ALLIS



CLOSE UP VIEW



CONFIDENTIALITY & DISCLAIMER

8801 W NATIONAL AVE, WEST ALLIS

TRANSWESTERN (including their affiliates, subsidiaries, related parties, successors, and assigns, hereinafter referred to singly and collectively as “Transwestern” or “Agent”) is offering for sale the property at 8801 W National Ave, West Allis, WI (the “Property”).

The Property is being offered for sale in an “as-is, where-is” condition and Agent makes no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials, nor any information contained herein, are to be used for any other purpose, or made available to any other person without the express written consent of the seller. Each recipient, as a prerequisite to receiving the enclosed information, should be registered with Transwestern as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein, is subject to the terms, provisions and limitations of the Confidentiality Agreement furnished by the Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by the Agent or the seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein, or any other written or oral communications, or information transmitted, or made available, or any action taken, or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein. The seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. The seller and the Agent each expressly reserve the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This Offering Memorandum is made subject to omissions, corrections or errors, change of price or other terms, prior sale or withdrawal from the market without notice. The Agent is not authorized to make any representations or agreements on behalf of the seller. The seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered and approved by the seller and any conditions to the seller’s obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to the Agent or the seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or the Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of the seller or the Agent or as otherwise provided in the Confidentiality Agreement executed and delivered by the recipient(s) to Transwestern.

Each prospective purchaser will be responsible for any claims for commissions by any broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent. Any Buyer’s Agent must provide a registration signed by the prospective investor acknowledging said agent’s authority to act on its behalf.

NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensee to give the following information about brokerage services to prospective customers.

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (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 your 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 (see lines 42-51).
- 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 (see lines 23-41).
- 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 and 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. The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
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 (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

CONFIDENTIALITY NOTICE TO CUSTOMERS

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.

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



TRANSWESTERN

REAL ESTATE
SERVICES



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*All information is furnished from sources judged to be reliable; however,
no guarantee is made as to its accuracy or completeness.*