

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

**NEW 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.



Ideal West Allis Location



Prominent Signage Opportunity



Excellent Demographics



Easy Highway Access

ASKING PRICE	<del>\$550,000</del> <b>\$349,900</b>
BUILDING	2,366 SF
YEAR BUILT	1957 / REMODELED 2005
REAL ESTATE TAXES	\$3,404.45 (2025)
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



# TAXES & ASSESSMENTS

8801 W NATIONAL AVE, WEST ALLIS

2025 PROPERTY TAX BILL

STATE OF WISCONSIN  
**REAL ESTATE PROPERTY TAX BILL FOR 2025**  
 CITY OF WEST ALLIS  
 MILWAUKEE COUNTY

NATIONAL DENTAL LEASING, LLC  
**BILL NUMBER: 49967**

**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.

ACRES: 0.146

NATIONAL DENTAL LEASING, LLC  
 7560 S JOSHUA CT  
 FRANKLIN WI 53132

SEC 04, T 06 N, R 21 E  
 PLAT: N/A-NOT AVAILABLE  
 ASSESSORS PLAT NO 254 LOTS 10 & 11 BLK 5 EX S  
 5 FT THEREOF & EX PT FOR ST

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 0.8587	Net Assessed Value Rate (Does NOT reflect credits) 0.022144991	
Est. Fair Mkt. Land 62,200	Est. Fair Mkt. Improvements 118,100	Total Est. Fair Mkt. 180,300	<input type="checkbox"/> A Star in this box means Unpaid Prior Year Taxes	School taxes reduced by school levy tax credit \$ 225.88	
<b>Taxing Jurisdiction</b>	<b>2024 Est. State Aids Allocated Tax Dist.</b>	<b>2025 Est. State Aids Allocated Tax Dist.</b>	<b>2024 Net Tax</b>	<b>2025 Net Tax</b>	<b>% Tax Change</b>
MILWAUKEE COUNTY	4,311,179	4,223,819	555.18	549.45	-1.0%
CITY OF WEST ALLIS	13,168,178	13,517,986	1,293.70	1,326.13	2.5%
WEST ALLIS/W MIL SCH DIST	62,095,189	63,127,259	945.68	1,203.48	27.3%
MMSD			218.61	215.61	-1.4%
MATC	4,504,366	4,256,920	141.48	133.37	-5.7%
<b>Total</b>	84,078,912	85,125,984	3,154.65	3,428.04	8.7%
	<b>First Dollar Credit Lottery &amp; Gaming Credit Net Property Tax</b>		60.16	73.59	22.3%
			3,094.49	3,354.45	8.4%

**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, 2026**  
 \$3,404.45

**Or pay the following installments to:**  
 1190.53 DUE BY 01/31/2026  
 1106.96 DUE BY 03/31/2026  
 1106.96 DUE BY 05/31/2026

**Net Property Tax** 3,354.45  
 FIRE INSPECTION FEE 50.00

**FOR TREASURERS USE ONLY**  
 PAYMENT \_\_\_\_\_  
 BALANCE \_\_\_\_\_  
 DATE \_\_\_\_\_

**TOTAL DUE FOR FULL PAYMENT**  
 Pay By January 31, 2026  
**\$ 3,404.45**  
**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.**

**FOR INFORMATIONAL PURPOSES ONLY**  
 - Voter Approved Temporary Tax Increases  
**Taxing Jurisdiction**  
 WEST ALLIS/W MIL SCH DIST

**Total Additional Taxes Applied to Property** 2,682,904.95  
**Total Additional Taxes Applied to Property** 73.20  
**Year Increase Ends** 2040

PA-68673 (R. 8-15)

# BUILDING PHOTOS

8801 W NATIONAL AVE, WEST ALLIS



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8801 W NATIONAL AVE, WEST ALLIS



# PROPERTY PHOTOS

8801 W NATIONAL AVE, WEST ALLIS



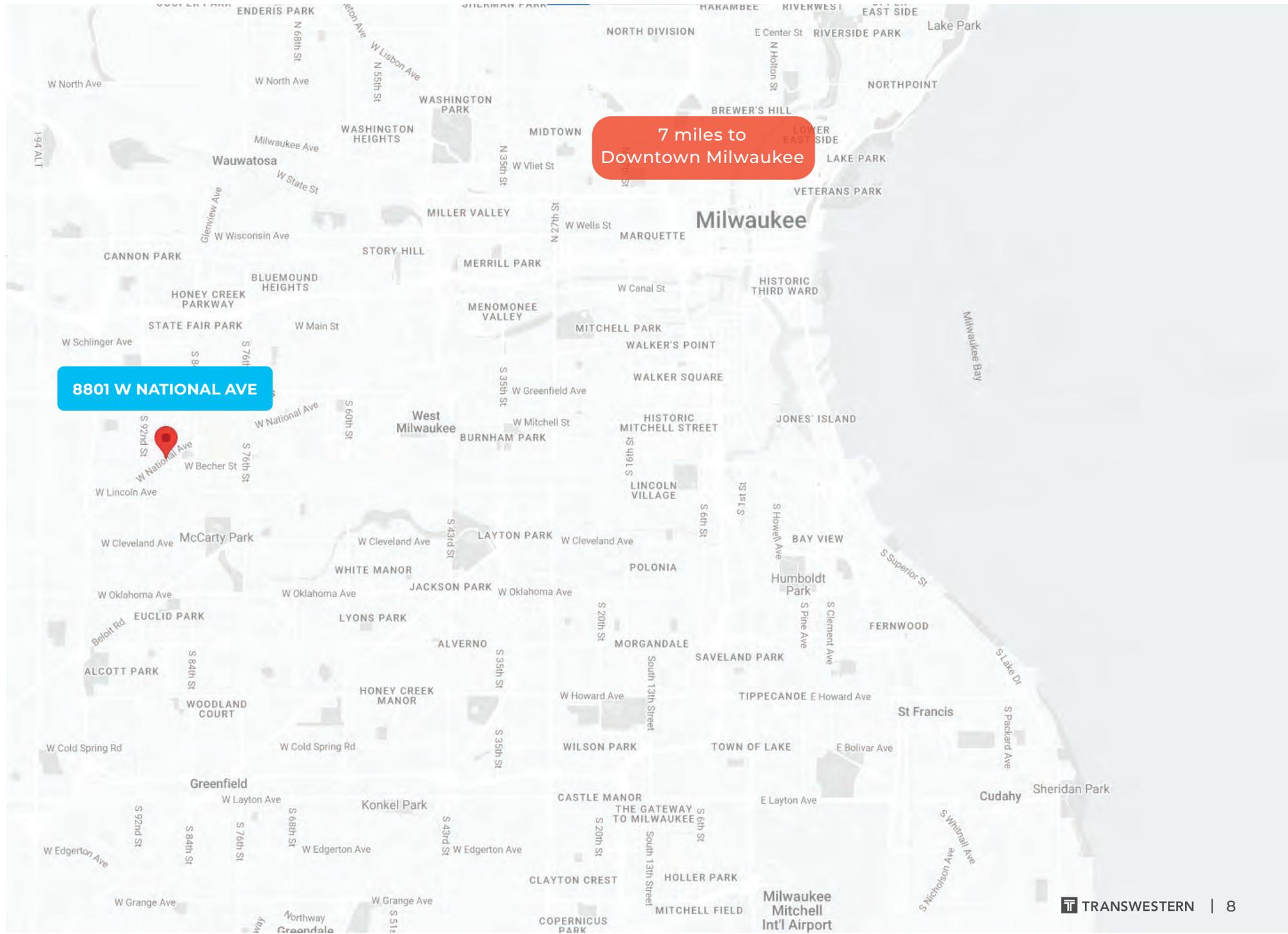
# AERIAL PHOTO

8801 W NATIONAL AVE, WEST ALLIS



# PROPERTY LOCATION

8801 W NATIONAL AVE, WEST ALLIS



# AREA RETAIL

8801 W NATIONAL AVE, WEST ALLIS



8801 W NATIONAL AVE

# AERIAL & DEMOGRAPHICS

8801 W NATIONAL AVE, WEST ALLIS

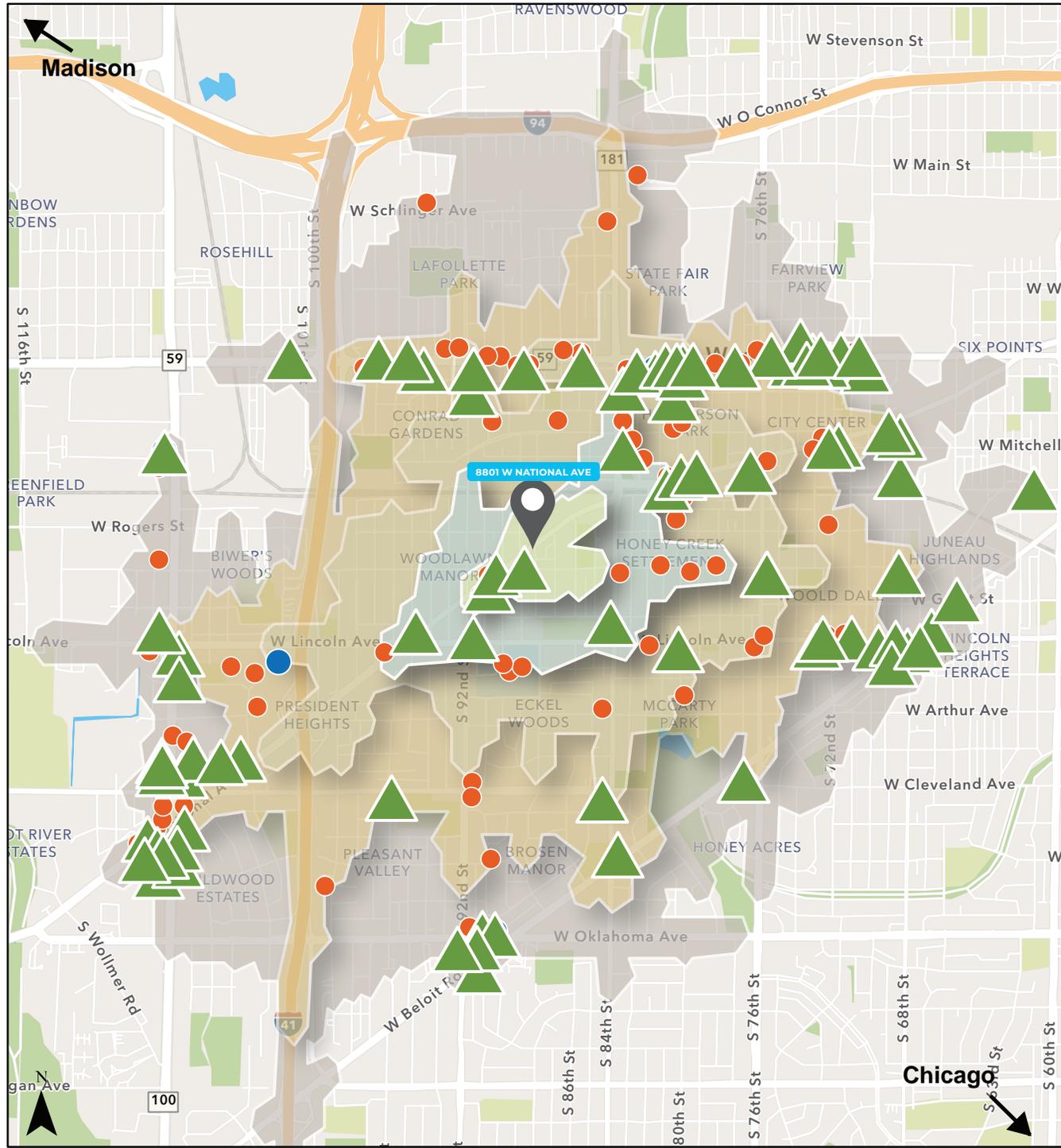


8801 W NATIONAL AVE

	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)

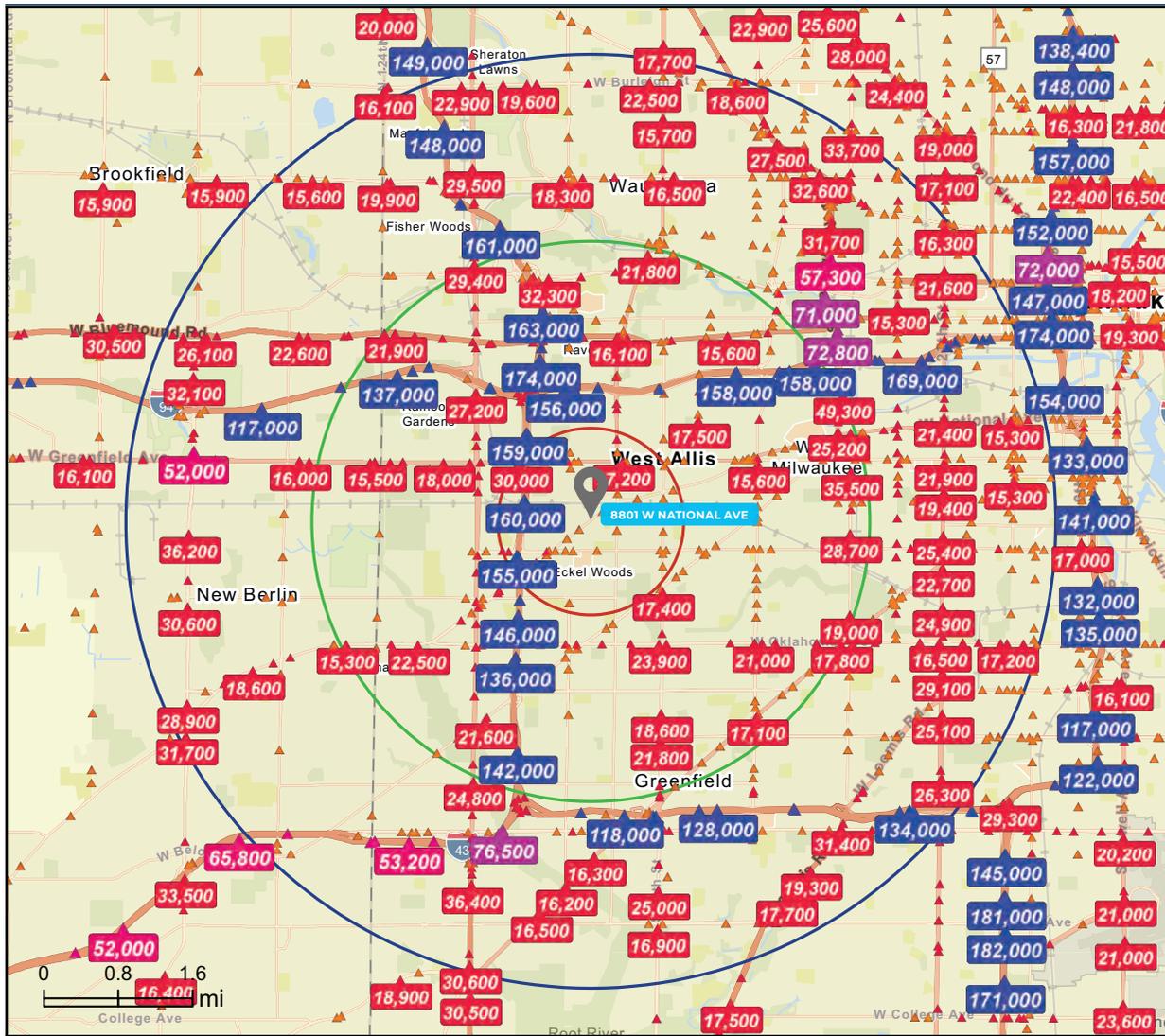
- Lodging Facilities (4)
- Restaurants (97)
- Retail (115)

Locations may Appear to Overlap Other Locations due to Close Proximity



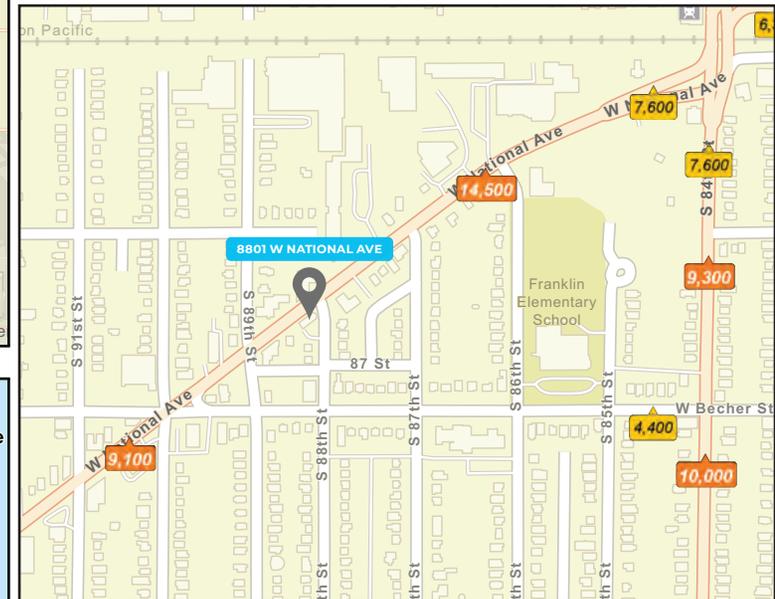
# AREA TRAFFIC VOLUME

8801 W NATIONAL AVE, WEST ALLIS

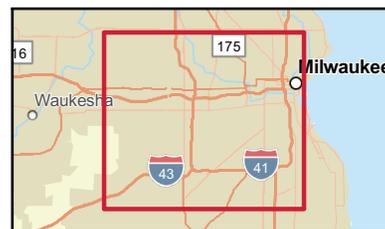


- 1 MILE
- 3 MILES
- 5 MILES

## CLOSE UP VIEW



**Average Daily Traffic Volume**  
 ▲ Up to 6,000 vehicles per day  
 ▲ 6,001 - 15,000  
 ▲ 15,001 - 30,000  
 ▲ 30,001 - 50,000  
 ▲ 50,001 - 100,000  
 ▲ More than 100,000 per day



# 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.



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.*