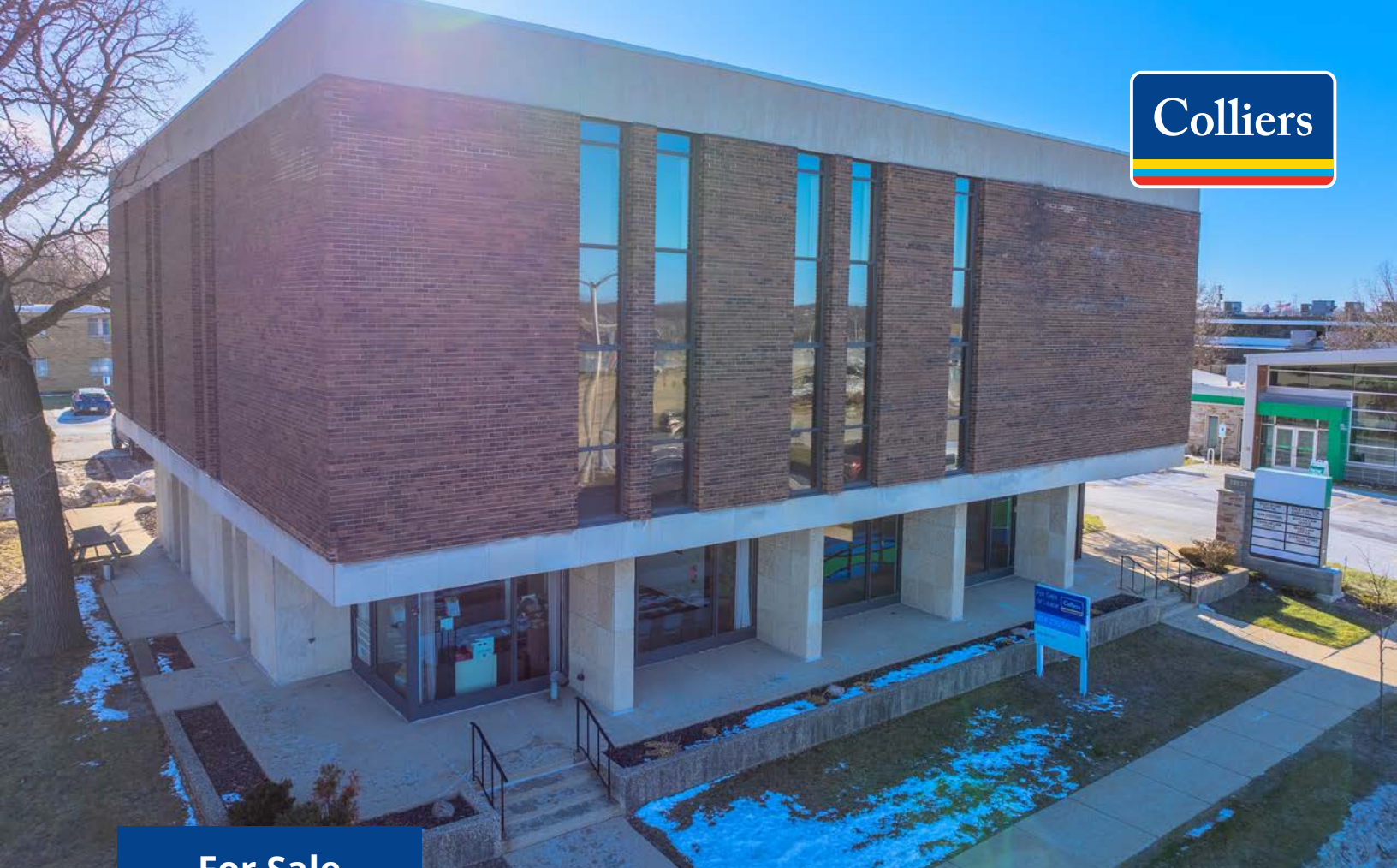


**For Sale**

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Flexible Office Investment, Owner-User/Income-Producing or Redevelopment Site

10533 W National Avenue
West Allis, WI 53227

Building Size	+/- 19,010 RSF
Stories	3
Year Built	1971
Lot Size	0.41 Acres
Zoning	C-3 Commercial
Tax ID	519-9004-000
Sale Price	\$899,000



Building Overview

**10533 W National Avenue
West Allis, WI 53227**

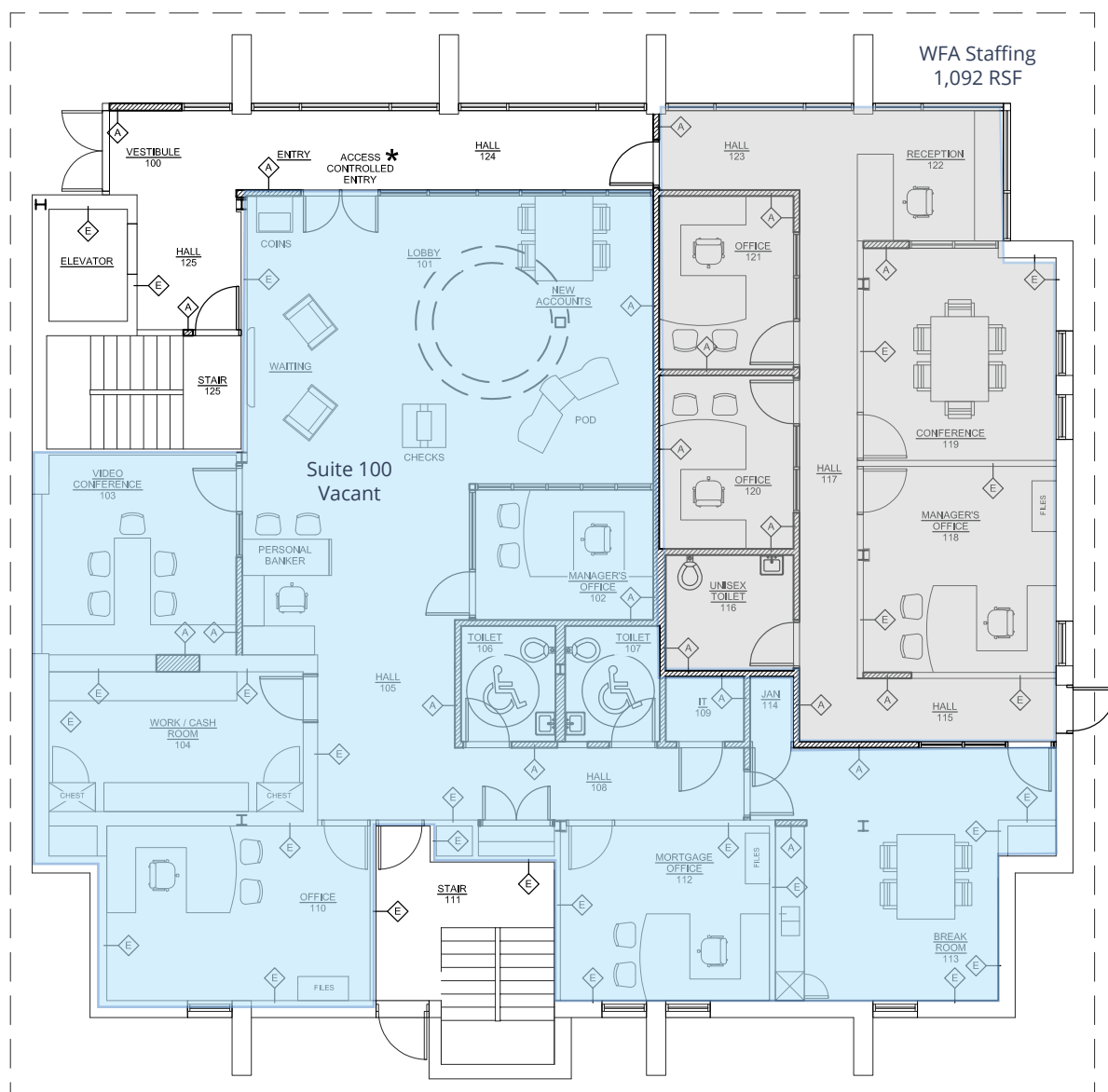
- Contemporary three-story office with brick and stone facade
- Building offers multi-tenant suites across all three floors with immediate availability for users searching for 639 - 2,144 rentable square feet
- Property housed the 2,000 SF North Shore Bank branch on the first floor, who recently developed a new branch directly next door, allowing to better serve the community
- Monument and on-building signage available with excellent visibility along W National Avenue and W Cleveland Avenue
- Located along the large Hwy 100 retail corridor with large retailers including Target, Menards, Pick 'N Save, Marshalls and HomeGoods
- Access I-41 North and Southbound via W National Avenue in less than 3 minutes (0.5 Miles) - ideal for staff and clients
- Full lower level with a conference room, tenant lounge, restrooms, and ample storage



Floor Plans

First Floor

Suite	Rentable SF	Tenant	Expiration
Suite 100	2,144	Vacant	-
Suite 101	1,092	WFA Staffing	May 2026
3,236 RSF			

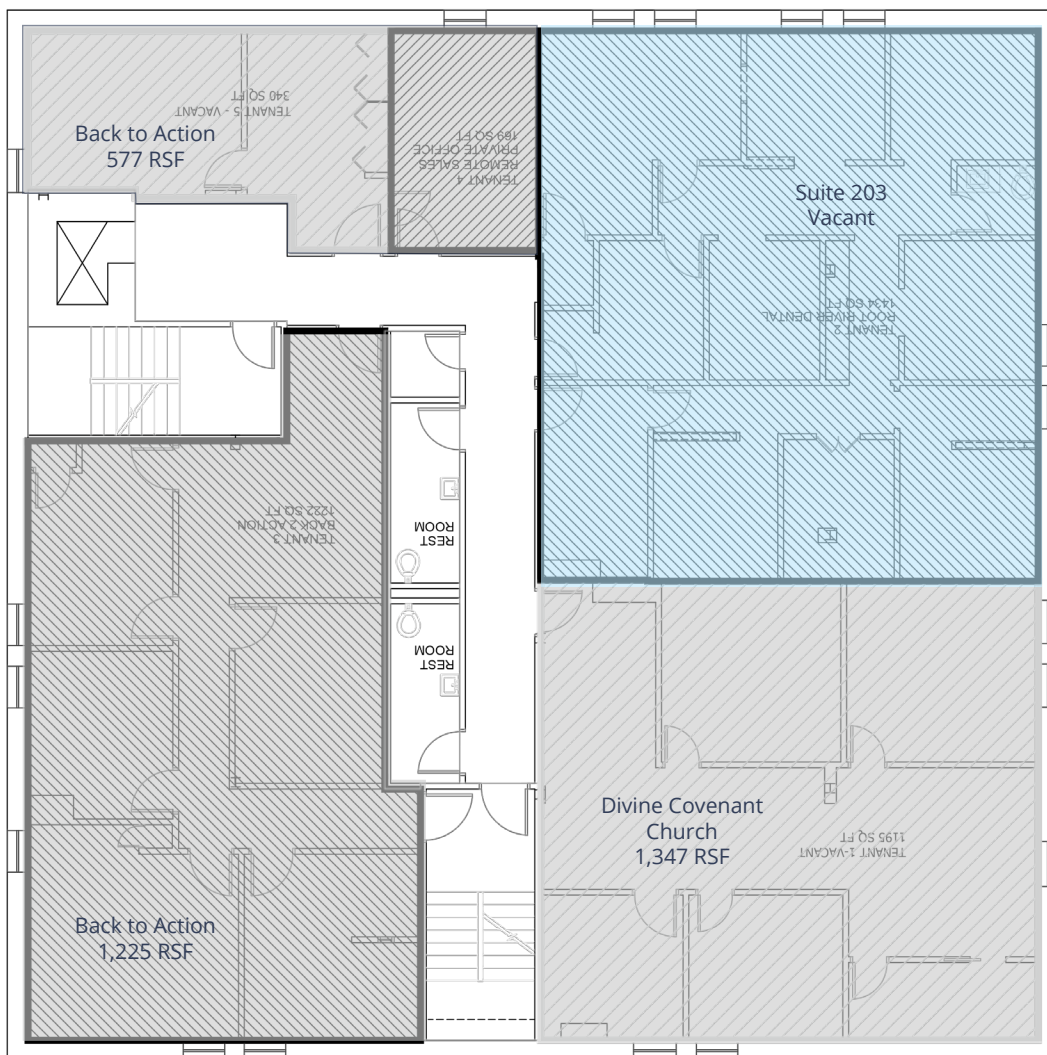


Floor Plans

Second Floor

Suite	Rentable SF	Tenant	Expiration
Suite 200, 204, 205	1,802	Back to Action	Jun 2027
Suite 201	1,347	Divine Covenant Church	Oct 2028
Suite 203	1,434	Vacant	-

4,583 RSF

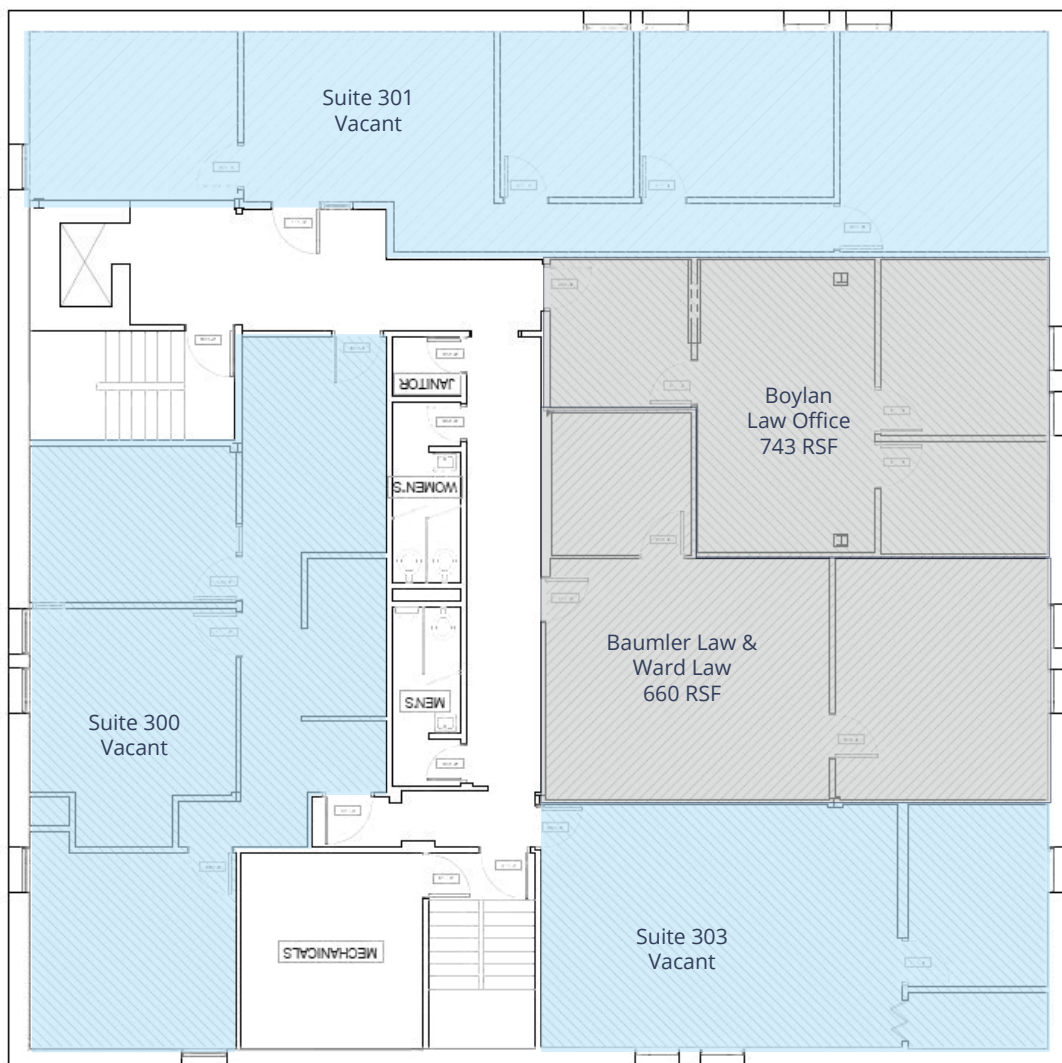


Floor Plans

Third Floor

Suite	Rentable SF	Tenant	Expiration
Suite 300	1,011	Vacant	-
Suite 301	1,061	Vacant	-
Suite 302	743	Boylan Law Office	MTM
Suite 303	639	Vacant	-
Suite 304	660	Baumler Law & Ward Law	MTM

4,114 RSF

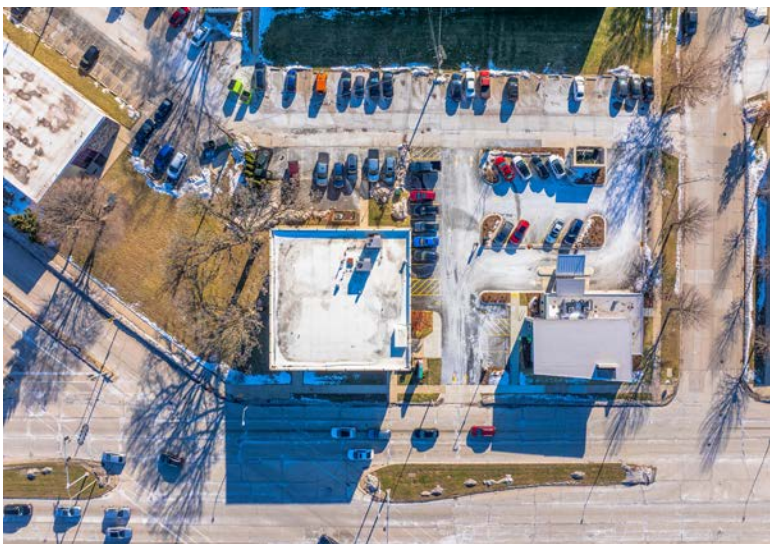


Floor Plans

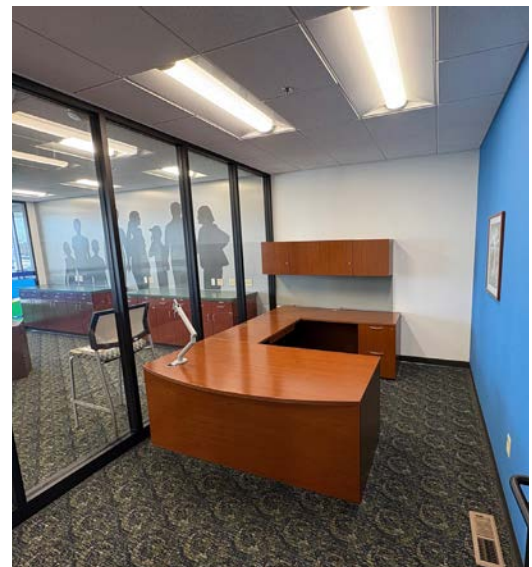
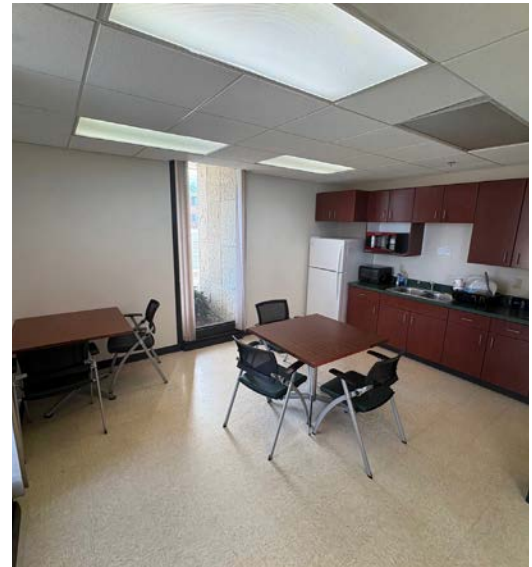
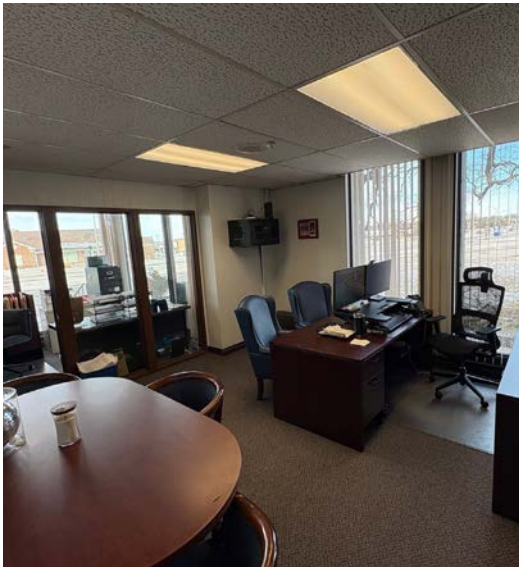
Lower Level



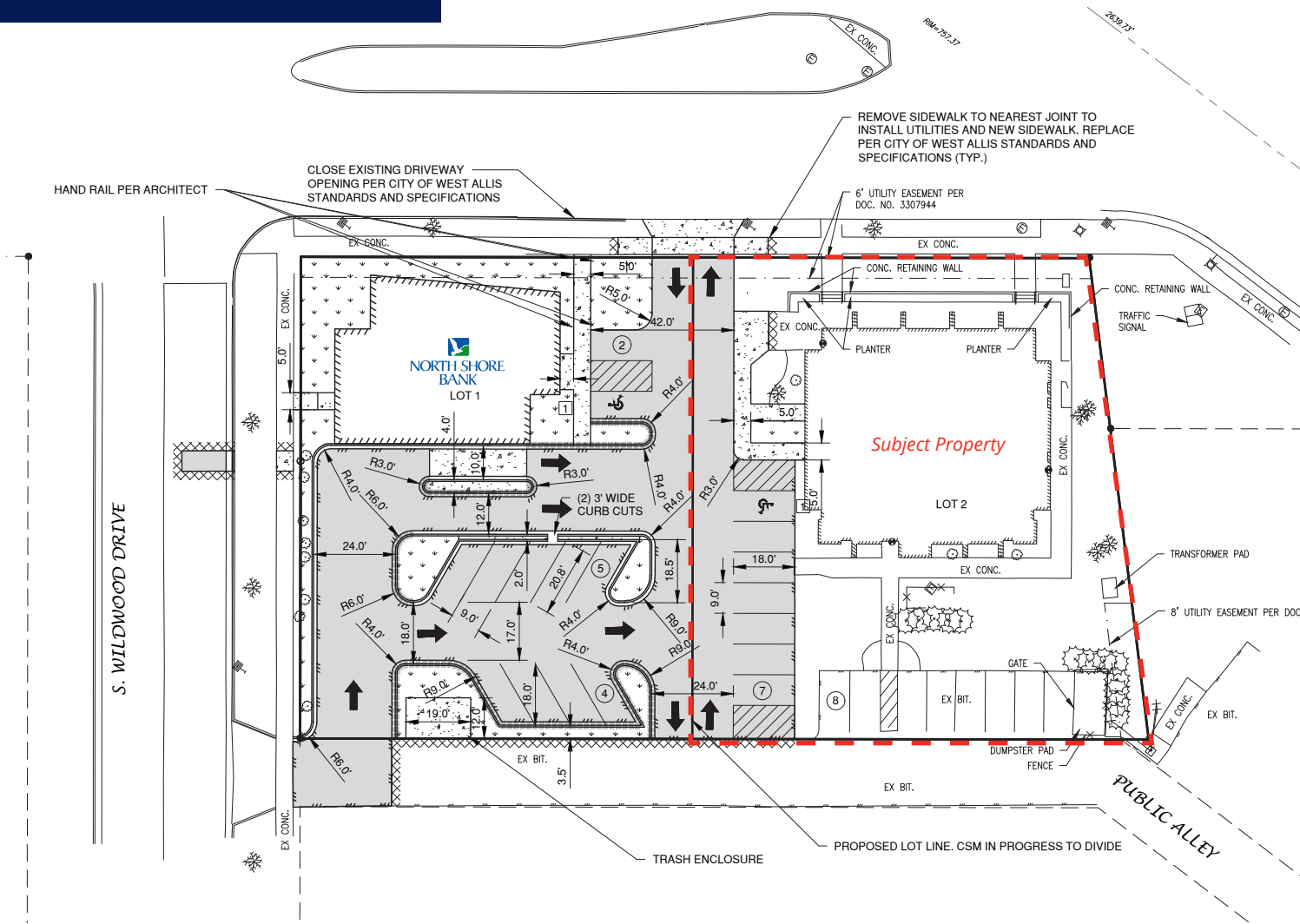
Exterior Photos



Interior Photos



Lot Split



Survey

CERTIFIED SURVEY MAP NO. 9610

Part of Block 2, Milwaukee Builders Association Wildwood Estates and the vacated portion of a public service street and unplatted lands all in the Northwest 1/4 of the Southwest 1/4 of Section 8, Township 6 North, Range 21 East, in the City of West Allis, Milwaukee County, Wisconsin.

Owner: North Shore Bank
15700 W. Bluemound Rd.
Brookfield, WI 53005

All bearings are referenced to the Wisconsin State Plane Coordinate System, South-Zone (NAD83/2011) in which the West line of the SW 1/4, Sec. 8 bears S00°55'42"E.

Tax key: 5190002006

Zoned: C-3

DOC # 11462363
RECORDED:
11/05/2024 06:14 AM
ISRAEL RAMON
REGISTER OF DEEDS
MILWAUKEE COUNTY, WI
AMOUNT: 30.00
CSM NUMBER: 9610



Subject
Property

This instrument was drafted by Allen J. Schneider
Professional Land Surveyor S-2194

PAGE 1 of 5
DATE: OCTOBER 1, 2024
DRAWING NO. 5234.10-DMB

Location





Demographics (2025)



Population

1 mi: 12,968
 3 mi: 111,520
 5 mi: 268,638



Daily Population

1 mi: 14,234
 3 mi: 104,327
 5 mi: 284,524



Households

1 mi: 6,379
 3 mi: 51,633
 5 mi: 119,442



Household Income

1 mi: \$74,787
 3 mi: \$78,167
 5 mi: \$81,772

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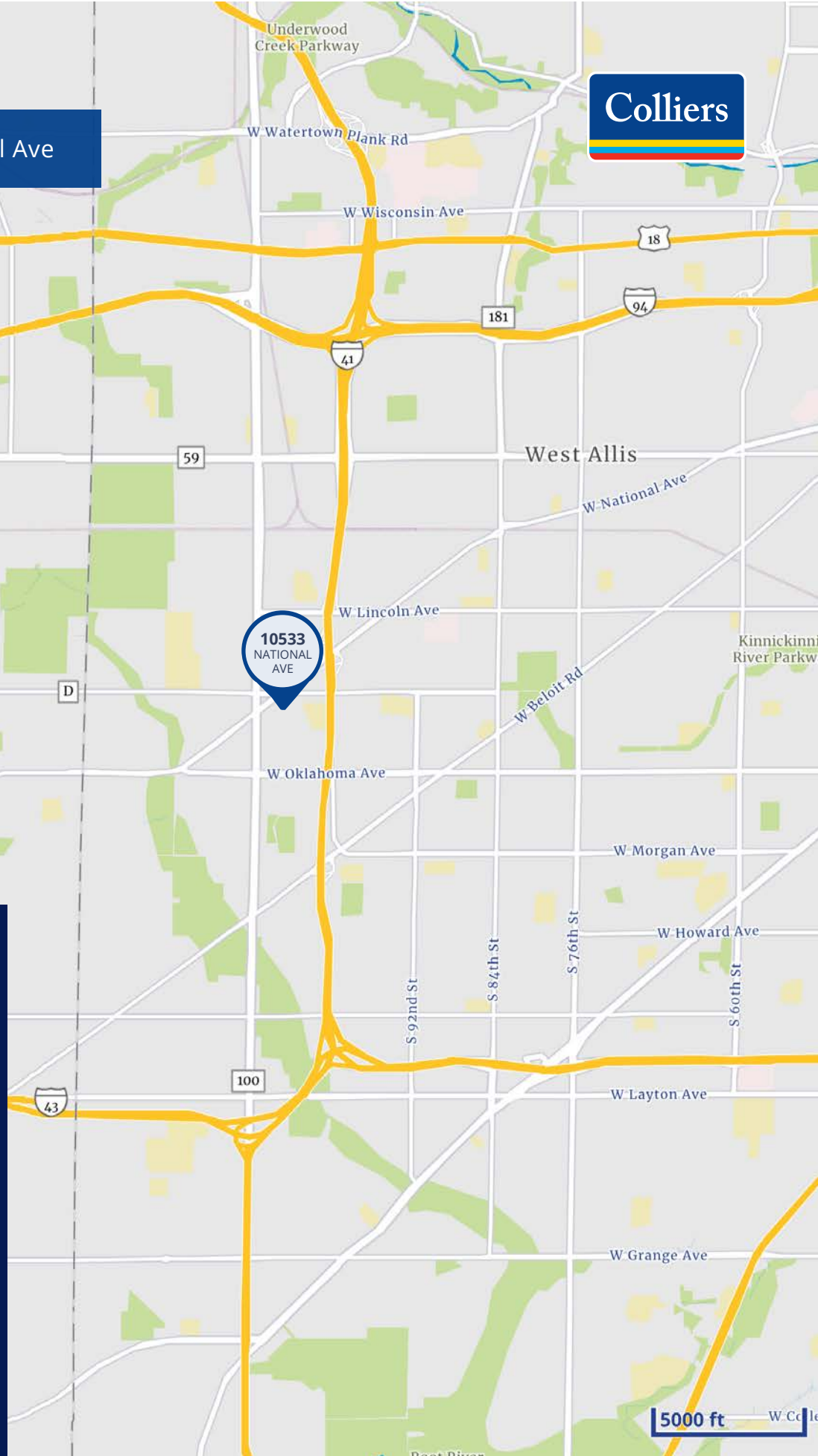
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State Of Wisconsin | Disclosure to Non-Residential Customers

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

Broker 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. The 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 with 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 to 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 and 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 section 452.01 (5g) of the Wisconsin Statutes.
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 and its Agents by other means. At a later time, you may also provide the Firm and 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): _____

(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.

Sex Offender Registry

Notice: 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://offender.doc.state.wi.us/public/>

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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