



Innovative Renal Care MOB

Three-Tenant Medical Office Building

4775 North Green Bay Avenue | Milwaukee, Wisconsin 53209

OFFERED
EXCLUSIVELY BY

BROKERAGE TEAM

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Subject Property (Parcel outline is approximate)



Click here for more information & to download the full Offering Memorandum



\$1,278,726

Offering Price



9.50%

Cap Rate

Northmarq is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land and building of a multi-tenant medical office clinic located in Milwaukee, WI. It consists of 0.75 acres and a 13,287-square-foot medical clinic that was built in 1959 and has since been renovated multiple times, most recently 2025, to the exact specifications of the primary Tenant. The Property is located at the intersection of West Hampton Avenue and North Green Bay Avenue with over 60,000 vehicles per day. There are over 370,000 in population in the five-mile radius earning more than \$82,000 in average household income. The primary Tenant, ARA-Milwaukee Dialysis, LLC, moved to the site in 2005 to grow its presence in Milwaukee. The initial term of the lease was for ten (10) years and they have now extended the lease multiple times with the current lease term expiring March 31, 2027.