



THE REALTY COMPANY

7701 N TEUTONIA AVE, BROWN DEER, WI 53209

FOR SALE: \$569,000.00

Commercial Building for Sale

Built in 1985, .886 acres, Class C, Zoning C

3900 sq ft Office Space including:

- Large Common/Entry Area
- Private Conference Room
- 6 Office Spaces
- Secure Storage Room
- Full Kitchen Area
- 2 Bathrooms
- Additional Large, Locked Storage Room

Fenced, Private Yard Area encompasses a 40x50 Four Bay Garage/Storage Outbuilding:

- 2 - 10x10 Bay Doors
- 2 - 12x12 Bay Doors
- One garage bay is heated/insulated
- Mezzanine storage throughout 3 of the garage bays

14 parking spots in addition to the Fenced in garage area



For more information, please contact:

Lorna Mueller, Owner/Broker

414-405-7128

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Elizabeth Hill, Agent

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Priced below assessed value, its spacious layout, multiple amenities, and prime location make it perfect for a wide range of businesses. Here are a few ideas for using this building: Office Complex: Utilize the 3,900 sq ft of office space for various departments and use the secure rooms for sensitive documents or data. Showroom: Display your products or services in the showroom, making it easy for potential clients to see what you offer. Workshop: The 4-bay garage could be used for manufacturing, repairing, or storing equipment and supplies. Event Venue: The kitchen and showroom could serve as a space for hosting events, seminars, or workshops. Storage and Distribution: Use the mezzanine storage and secure rooms for inventory management and distribution logistics.

Traffic Counts	Counts
Teutonia and Fountain Ave	6,756
Teutonia and Woodale Ave	10,072
N43rd and Calumet	10,589



Demographics	1 mile
Population	6,786
Median Age	38.30
Households	2,809
Daytime Employees	2,889

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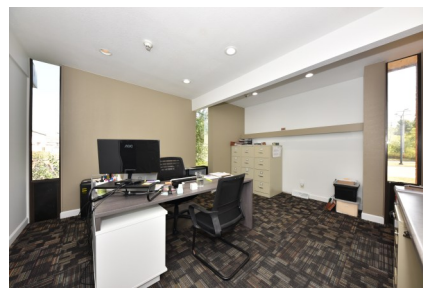
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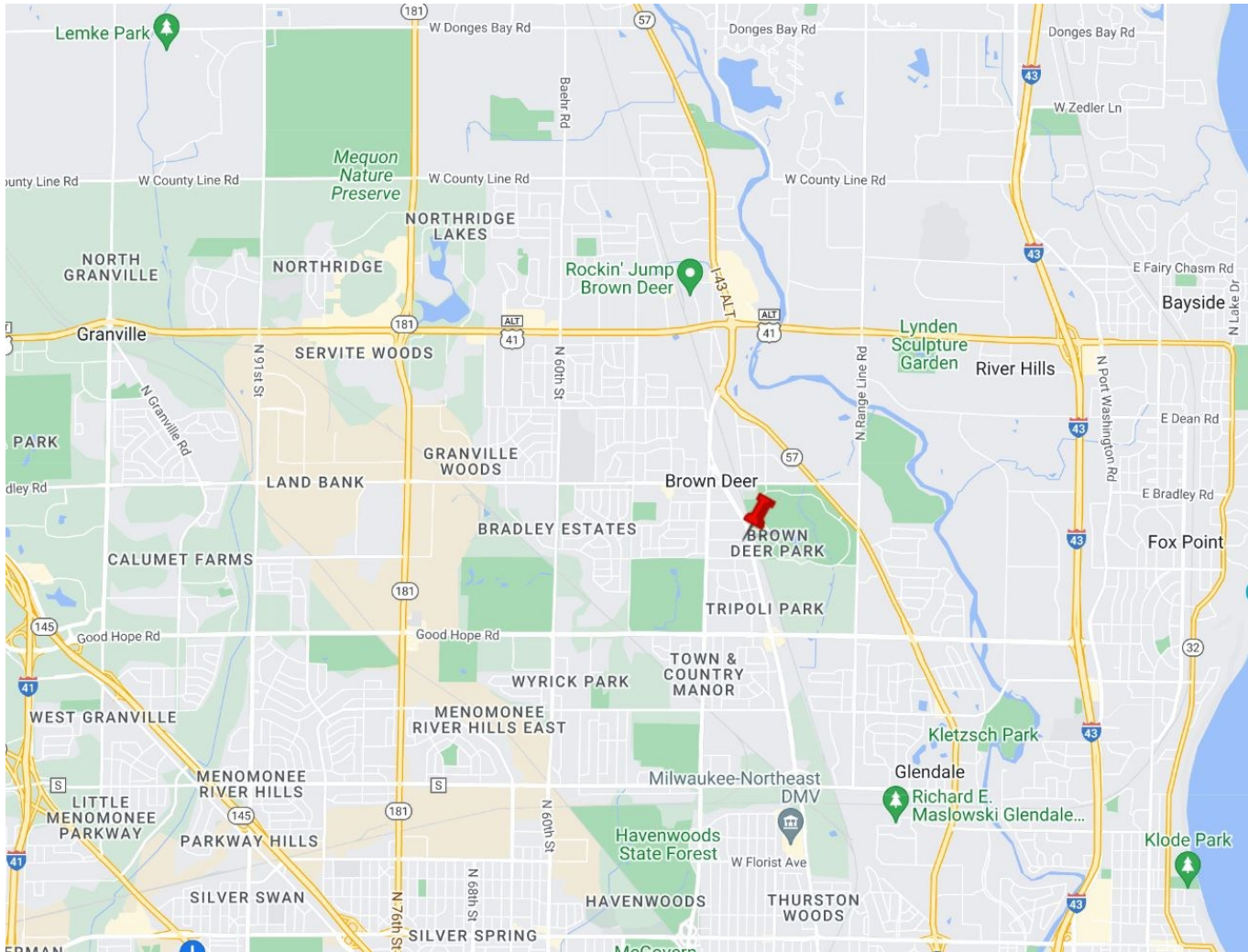
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