



PROPERTY REPORT

9401 18th St, Kenosha, WI 53144



Presented by

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**BERKSHIRE
HATHAWAY**
HomeServices

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Berkshire Hathaway

600 52nd St.

Ste. 333

Kenosha, WI 53140







9401 18th St, Kenosha, WI 53144

List Price
\$Negotiable

Property Facts	Public Facts	Listing Facts
Property Type	Single Family	Commercial
Property Subtype	Single Family Residential	Business
Number of Buildings	4	-
Number of Units	0	-
Number of Stories	1 story with Basement	1
Bedrooms	3	-
Total Baths	1	-
Full Baths	1	-
Building Area (sq ft)	2,572	14,614
Lot Size	161.54 acres	-
Lot Dimensions	161.540 AC	-
Style	Ranch\Rambler	-
Year Built	1965	1955
Heating	Forced Air Unit	Natural Gas
Cooling	Yes	-
Fireplaces	1	-
Garage (spaces)	0	-
Basement	Improved Basement (Finished)	Yes
Construction	-	Stone, Wood
Exterior Walls	Wood	-

This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. Some portions of this report may have been provided by an RPR user; RPR is not responsible for any content provided by its users. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.



Building Sq. Ft.	14,614 sq ft
Approximate Finished/Unfinished Sq. Ft.	14,614 sq ft / –

Exterior Details

Lot Size - Square Feet	7036682 sq ft
Lot Size - Acres	161.540 ac
Water	Well
Sewer	Septic

Location Details

Directions to Property	property located at 9401 18th street
Zoning	PR-1
Location Features	Free Standing





Traffic Counts



Daily Traffic Counts:
 ▲ Up 6,000 / day ▲ 6,001 – 15,000 ▲ 15,001 – 30,000 ▲ 30,001 – 50,000 ▲ 50,001 – 100,000 ▲ Over 100,000 / day

1

3,388

2023 Est. daily traffic counts

Street: 88th Ave
 Cross: 12th Pl
 Cross Dir: N
 Dist: 0.42 miles

Historical counts

Year	Count	Type
2021	3,200	AADT
2011	4,300	AADT

2

5,578

2023 Est. daily traffic counts

Street: 88th Ave
 Cross: 38th St
 Cross Dir: S
 Dist: 0.49 miles

Historical counts

Year	Count	Type
2017	6,400	AADT
2011	5,700	AADT
2008	4,800	AADT
2005	4,500	AADT
1999	3,900	AADT

3

907

2023 Est. daily traffic counts

Street: 100th Ave
 Cross: 15th St
 Cross Dir: N
 Dist: 0.15 miles

Historical counts

Year	Count	Type
2005	930	AADT

NOTE: Daily Traffic Counts are a mixture of actual and Estimates (*)

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
 - 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
 - 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
 - 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
 - 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
 - 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
 - 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.
- 19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____
41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.