

Mixed Use Property



# FOR SALE

613 & 621 N. Grandview Blvd. & 620 N. Morgan Ave., Waukesha, WI 53188



+/- 7,559 TOTAL SF



## PROPERTY HIGHLIGHTS

- Former Catering and Event Restaurant
- 5 Tax keys Combined
- Includes Residential House and Garage
- Priced below assessment and FMV!
- 5 Minutes to I-94 Along Grandview Blvd.
- 6,100 VPD on Grandview and 10,500 on Summit
- Curb cuts onto Grandview and onto Morgan
- All Lots Zoned B-3

 David Barry  
 414-803-4988  
 [dbarry@barrycre.com](mailto:dbarry@barrycre.com)

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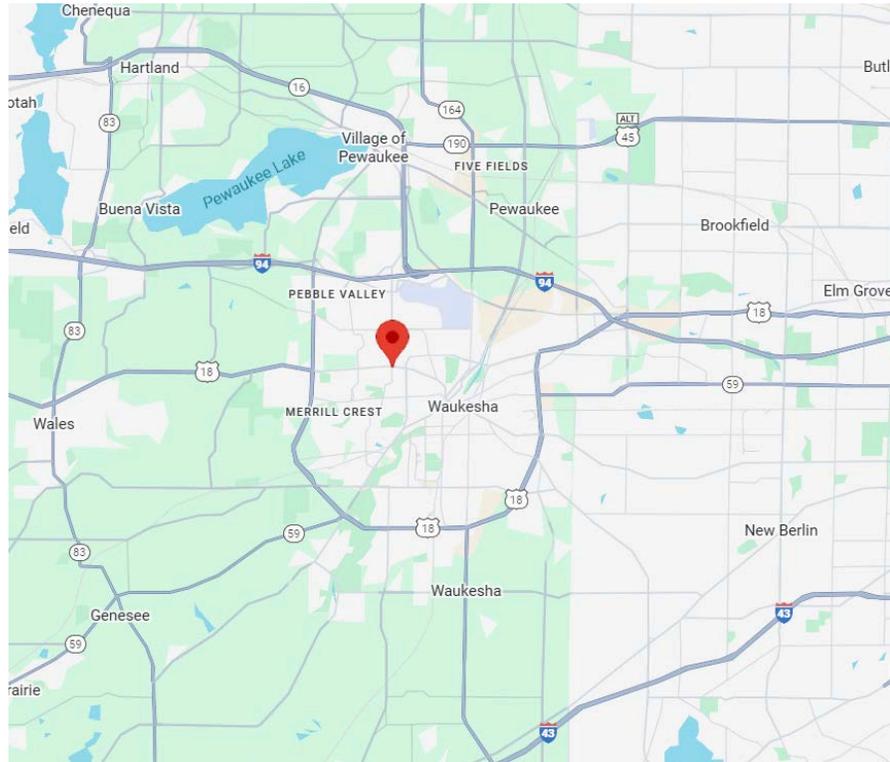
## PROPERTY SPECIFICATIONS

Taxkey	Address	Bldg. Size (SF)	Current Use	Land Size (AC)	2025 Taxes	Assessment	FMV
996206	0 N. Grandview Ave.		Parking Lot	0.1332	\$518.04	\$38,600.00	\$39,618.19
996197	0 Morgan Ave.		Parking Lot	0.1332	\$518.04	\$38,600.00	\$39,618.19
996205	621 N. Grandview Blvd.	825	Single-Family House	0.1332	\$3,301.18	\$237,400.00	\$243,662.12
996198	620 Morgan Ave.	1,136	Garage/Loft	0.1332	\$924.07	\$72,200.00	\$74,104.49
996207	613 N. Grandview Blvd.	5,598	Catering/Event/Restaurant	0.3997	\$9,694.96	\$722,900.00	\$741,968.59
	<b>Total</b>	<b>7,559</b>		<b>0.9325</b>	<b>\$14,956.29</b>	<b>\$1,109,700.00</b>	<b>\$1,138,971.57</b>

**Asking Price** \$1,035,500

## DEMOGRAPHICS

Demographic	1 Mile	3 Mile	5 Mile
# of Households	6,043	26,771	48,417
Population	14,286	63,063	113,582
Daytime Population	3,877	48,303	84,710
Average HH Income	\$88,290	\$89,453	\$99,589



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## PHOTOS - EXTERIOR



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## PHOTOS - INTERIOR



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## Description of Buildings

The main site is improved with of a 5,598 square foot catering kitchen building constructed in phases from 1987 to the 1990s. The site has two structures – a 4,446 square foot main building previously constructed as a restaurant in 1987 and renovated for use as a catering kitchen and tasting room, and a 1,152 square foot heated warehouse building constructed in 1982. The main building is masonry construction with a brick and EFIS exterior and pitched shingle/rubber membrane roof. It does not have a basement. The warehouse building is wood frame construction with a metal exterior and roof. It does not have a basement. Site improvements include a paved parking lot for approx. 40 cars, concrete service walks, fencing, a shed, and landscaping.

The excess land is currently developed with an 825 square foot house, as well as two garages. The residence was constructed in 1932 and is two bedrooms, one bathroom, although the bathroom has had the bathtub removed and the kitchen has been removed. It is currently used for storage. The garages are 560 and 576 square feet and are also used for unheated storage.

## Items Remaining with the Grandview Property

1. Kitchen
  - All ventilation hoods
  - Sinks
  - All counters permanently attached to the building
  - Light fixtures
2. Operations Office
  - All countertops/desks attached to the wall
  - Cabinets along the north wall that are attached to the wall
3. Old Bar Walk-In Cooler (WIC)
4. Dish Room
  - Ventilation hood
  - Sinks
  - Note: Dish machine, hot water heater, and softener system are leased
5. Walk-In Cooler (WIC) / Walk-In Freezer (WIF) units
6. All rooftop HVAC units
7. Warehouse
  - Heating unit
8. Floral House
  - WIC will be removed and either relocated or sold
  - Washer/dryer unit in the basement will be sold
9. Garage
  - All contents will be removed
10. Block House
  - Heating unit may be sold or left with the property

## Additional Notes

- The chandeliers and sconces in the east dining room will be removed.
- The chandelier in the foyer will remain with the building.

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**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker  
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide  
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the  
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you  
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
  - 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_  
36 \_\_\_\_\_

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_  
38 \_\_\_\_\_

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may  
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we  
43 withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*  
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 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  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 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  
55 agreement made concerning the transaction.