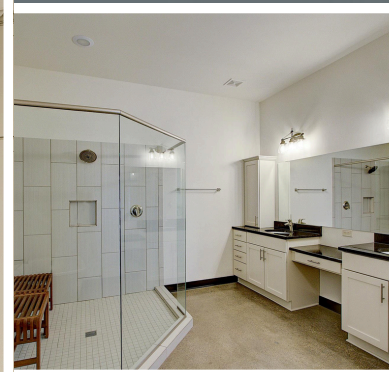


# FOR SALE



## MIXED-USE IN MILWAUKEE'S THIRD WARD



### Property Description:

This prominent property, boasting a 39,450 SF building, features 12 meticulously designed residential units on floors 2 - 4 and 7,000SF fully leased retail space 1st floor. A timeless structure built in 1914 and thoughtfully historically renovated in 2018. Zoned C9G and currently at full occupancy, this multifamily gem offers a compelling blend of historic charm and modern convenience. With its strategic location in the vibrant Milwaukee area, investors will appreciate the potential for long-term value and steady returns.

**6.625% Blended CAP Rate**



226 N Water St  
Milwaukee, WI

Offered At

**\$7,750,000**

**CONTACT US NOW**

+414-235-4324

[sales@eccommercial.net](mailto:sales@eccommercial.net)



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**WEBSITE VISIT**

[mitchellonwaterapartments.com](http://mitchellonwaterapartments.com)

Given this was a historic rehab, Buyer accepts the Property "As-Is" as of the date of the execution of this Agreement, without any warranties or representations from Seller regarding the condition of the Property. Furthermore, Seller makes no warranties, either expressed or implied, nor assumes any liability whatsoever regarding the social, economic, or environmental aspects of the Property, to include without limitation: the soil conditions, water drainage, physical access, condition of improvements, natural or artificial hazards, or merchantability, suitability, or profitability of the Property for any use or purpose.