



# 2224 W. Kilbourn Ave.

2224 W. Kilbourn Ave., Milwaukee, WI 53233

**FOR SALE OR  
LEASE**

**\$2,500,000**

**AVAILABLE SF**

**130,000 SF**

## PROPERTY HIGHLIGHTS

- 15.35 Acre Lot
- 0.36 Acre Youth Garden with raised beds available for repurpose
- Located in Near West Side, adjacent to Marquette University and Milwaukee Academy of Science 3 remaining buildings under COAH ownership (B, C, D partial)
- Zoning: Planned Development (PD), Phases II & III

## HISTORICAL BACKGROUND

- A Legacy of Healing Since 1863
- Founded as the Milwaukee Evangelical Deaconess Hospital – Milwaukee Hospital / “the Passavant” Reimagined in 2000 as City on a Hill, a 501(c)(3) nonprofit Rooted in healthcare access for all, youth leadership, spiritual renewal, and family mobility.

**For more information,  
please contact:**

**Thomas Gale**  
o: 414.424.3405  
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## BUILDINGS B,C AND PARKING



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## Property Details

### Buildings B,C and D

Building	SF
B	55,000
C	30,000

### Building B

- This building spans over 55,000 square feet, distributed across three floors: the basement, first floor, and second floor.
- The basement is approximately 14,000 square feet, housing the primary boiler system, storage, and maintenance workshops
- The first-floor features over 20,000 square feet of currently vacant space
- The second floor is approximately 20,000 square feet. The floor also accommodates the facilities main offices.

### Building C

- Building C is a multi-use, four-story facility that supports a range of organizational and community-based services. Each floor is approximately 6,700 square feet, making the total building footprint over 26,000 square feet.
- Basement/Ground Floor (Approx. 10000 sq ft): This level houses a fully operational health and dental clinic, providing vital medical services to the community. It also includes back-of-house storage.
- First Floor (Approx. 6,700 sq ft): The first floor serves as an administrative wing.
- Second to Fourth Floors (Each Approx. 6,700 sq ft): These upper floors are open for leasing. Designed in a dormitory-style layout, they offer rooming accommodations, community kitchen spaces, and men's and women's restrooms with showers and laundry facilities.



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# Parking Details



## MAIN LOT - 23RD & STATE ST.

- PARKING LOT (2.4 ACRES)
- TAX KEY NUMBER: 38913300113
- LOCATION: BETWEEN N. 23RD & N. 24TH STREETS ALONG W. STATE STREET
- **PARKING CAPACITY: 205 VEHICLES**

## PARKING STRUCTURE - 22ND & KILBOURN

- PARKING STRUCTURE (0.48 ACRES)
- TAX KEY NUMBER: 3891594100
- LOCATION: BETWEEN N. 22ND & N. 23RD STREET ALONG W. KILBOURN AVENUE
- DETAILS: TWO-LEVEL PARKING STRUCTURE WITH SIGNIFICANT DETERIORATION. THE GARAGE IS APPROXIMATELY 67 FEET BY 203 FEET; HAS ONE LEVEL ON GRADE AND ONE SUPPORTED LEVEL, HAS ENCLOSED STAIRWELLS IN THE NORTHEAST AND NORTHWEST CORNERS.
- **PARKING CAPACITY: 85 VEHICLES**

## SURFACE LOT - 1003 N 22ND ST (YOUTH GARDEN LOT) (0.36 ACRES)

- PARKING STRUCTURE (0.36 ACRES)
- TAX KEY NUMBER: 389-1110-100
- LOCATION: 1003 N 22<sup>ND</sup> STREET
- **PARKING CAPACITY: ~50 VEHICLES**

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## ALLOWABLE USES

- Offices
- Nursing homes (without drug & alcohol abuse treatment)
- Medical offices and clinics (without drug & alcohol abuse treatment)
- Colleges, specialty or personal instruction schools, and dormitories
- Research laboratories and facilities
- Daycare centers, up to 24 hours a day, including sick childcare
- Schools, provided that no schools shall be dedicated to educating expelled students, juvenile offenders or truants
- Social service facilities limited to providing training, education and/or counseling and not providing any form of drug & alcohol related programs
- Community centers or food preparation facilities
- Government facilities excluding prisons, jails, community correctional centers or correctional facilities whether residential or non-residential
- Retail establishments, business services or grocery stores with a maximum of 15,000 SF of total area
- Parking lots or structures
- Single and multifamily dwellings
- Restaurants without Drive-Thru service
- Churches or religious assemblies with a congregation not to exceed 150 members
- Dormitories accessory to permitted church or religious assembly uses
- Indoor storage facilities, indoor wholesale and distribution facilities
- Large scale outdoor special events no more than once a month
- Other Christian educational and church programming, including general equivalency diploma, technical, specialty school and/or life skills

## NON-ALLOWABLE USES

- Homeless shelters
- Mental health assisted living where treatment is the basis for admission
- Any form of drug or alcohol detox center
- Dispensing of drugs or medicines for psychiatric care or drug and alcohol rehabilitation
- Outdoor activities related to special events that occur after 11pm or before 8am
- Meal distribution programs that cause lines outside of the building
- Food or clothing distribution programs that cause lines outside of the building
- Schools dedicated to educating expelled students or juvenile offenders or truants
- Prisons, jails, community correctional centers or correctional facilities whether residential or non-residential



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## NON-RESIDENTIAL CUSTOMERS

# STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

**Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement.**

### Disclosure to Customers

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

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a Property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

### Confidentiality Notice to Customers

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

*No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.*

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in section 452.01(5g) of the Wisconsin Statutes (see definition below).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below or provide that information to the Firm or its Agents by other means. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

### CONFIDENTIAL INFORMATION

### NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

(Insert information you authorize to be disclosed, such as financial qualification information.)

### Definition of Material Adverse Facts

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

### Notice About Sex Offender Registry

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



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Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.