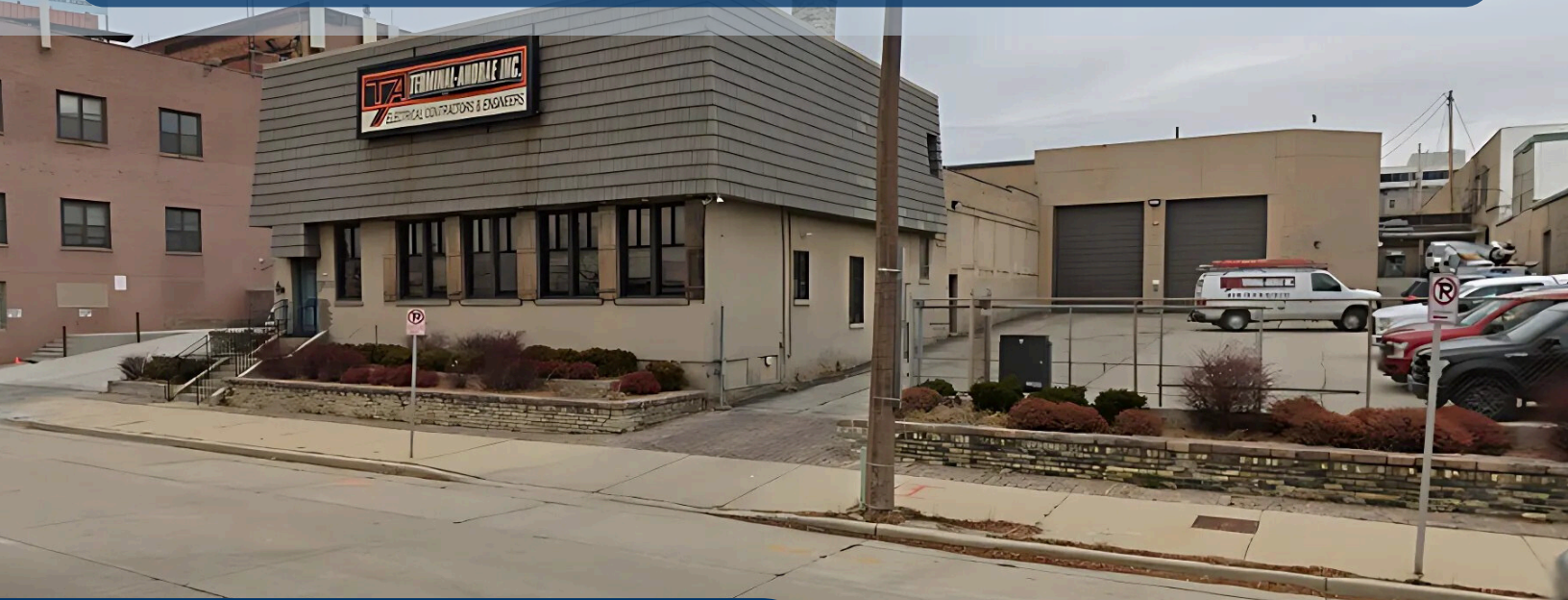


*Multipurpose Industrial/Office Property*

# FOR SALE

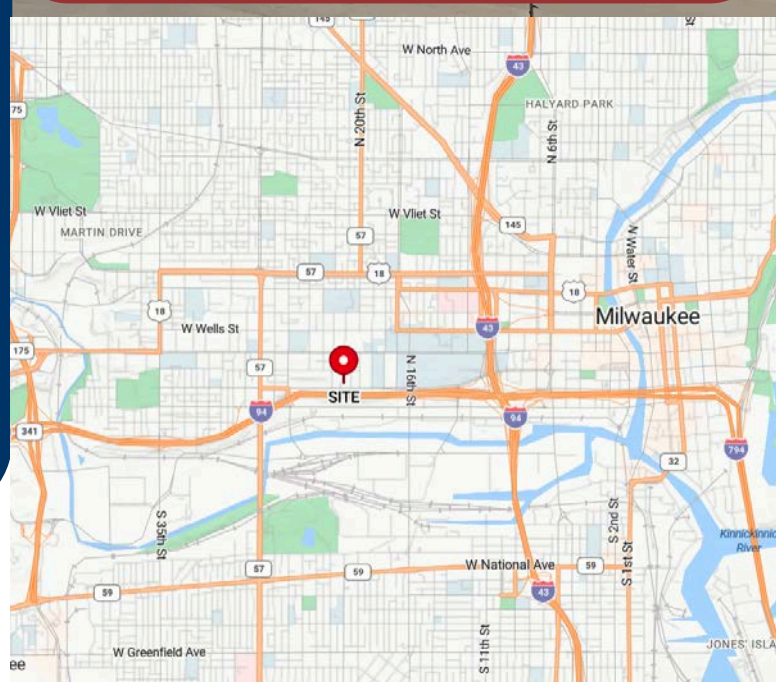
**2110 W Clybourn Street, Milwaukee, WI 53233**



## PROPERTY HIGHLIGHTS

- Immediate Access to Downtown Milwaukee
- Seconds from Freeway with Visibility from Property
- Close Proximity to Marquette Interchange
- Multipurpose Property
- Industrial/ Office/ Flex

**+ / - 12,486 SQ FT**



**Kevin Barry, CCIM**



**414-254-8206**



**kbarry@barrycre.com**

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## INDUSTRIAL/OFFICE PROPERTY *For Sale*

2110 W Clybourn Street, Milwaukee, WI 53233

Asking Price: \$625,000

### PROPERTY SPECIFICATIONS

<b>Building Size:</b>	± 12,486 SF total - does not include ± 520 SF garage
<b>Office Size:</b>	± 5,924 SF total ± 3,548 SF - first floor ± 2,466 SF - second floor
<b>Number of Floors:</b>	Office - 2, Warehouse - 1 (does not include mezzanine), Basement/Storage - 1
<b>Year Built:</b>	1924 with multiple renovations
<b>Ceiling Height:</b>	11' to 17'
<b>Construction Type:</b>	Primarily brick and block
<b>Drive-in Doors:</b>	Two
<b>Dock Doors:</b>	Possible
<b>A/C:</b>	Office only
<b>Lighting:</b>	Newer LED
<b>Sprinkler Type:</b>	None
<b>Elevator:</b>	No
<b>Lavatories:</b>	Mens and Womens
<b>Former Use:</b>	Electrical contractor office + warehouse

### SITE DETAILS

<b>Site Size:</b>	± 21,934 SF
<b>Parking Area:</b>	On site and street
<b>Zoning:</b>	IL-2
<b>Public Transportation:</b>	Available Nearby
<b>Utilities:</b>	Municipal

### TAXES

<b>Taxkey #:</b>	400-021-9100
<b>2024 Property Taxes:</b>	\$11,513.16



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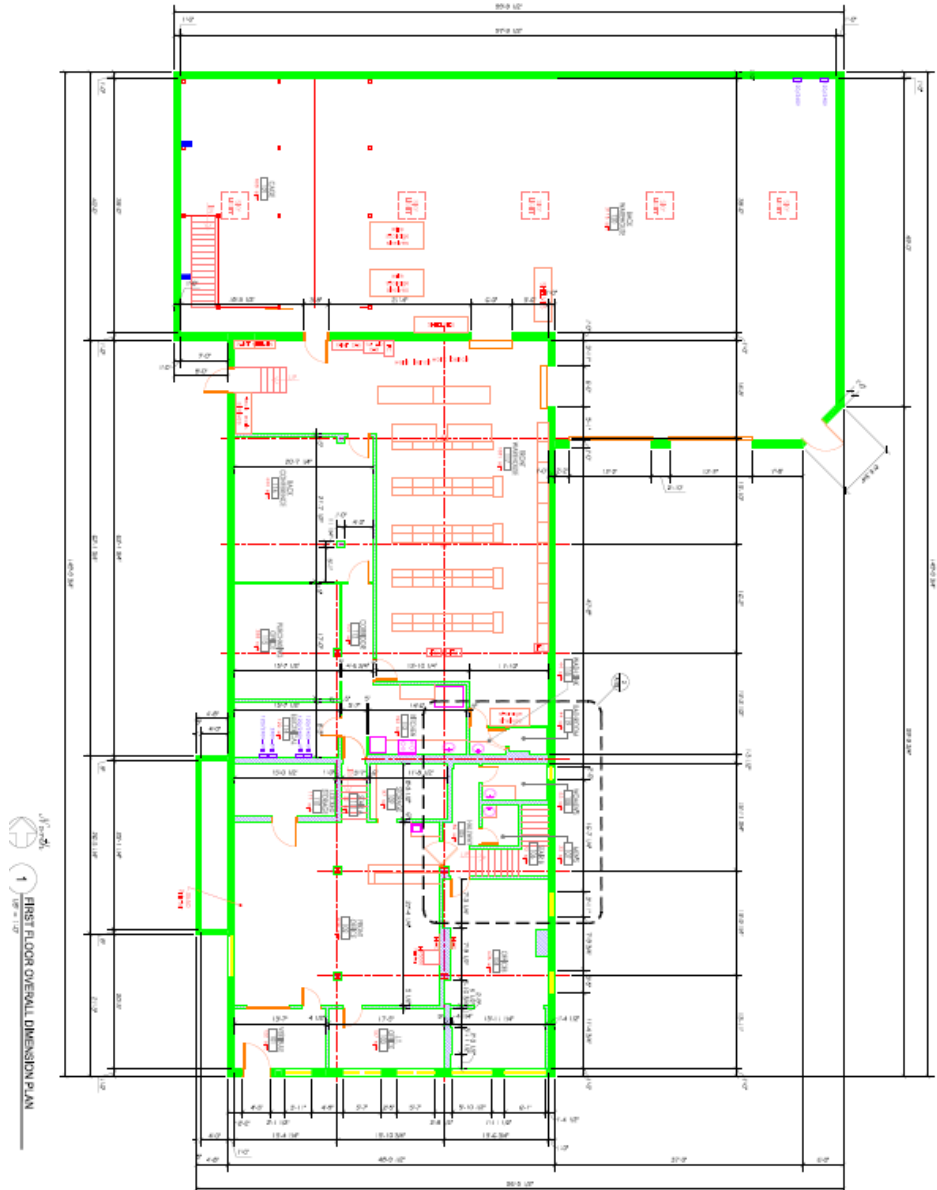
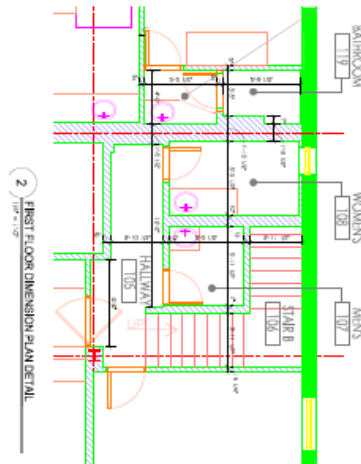


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## 1ST FLOOR - FLOOR PLAN



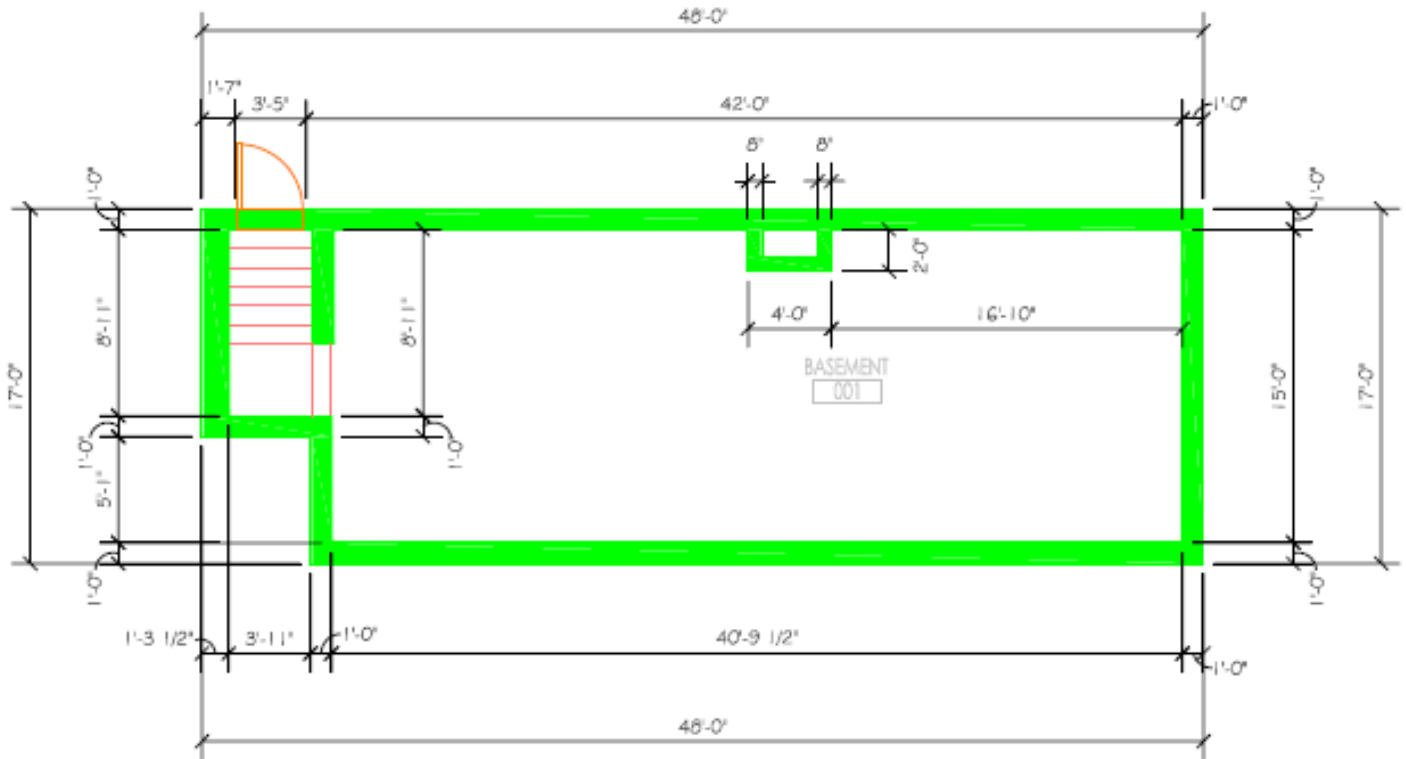
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## BASEMENT - FLOORPLAN



**BASEMENT DIMENSION PLAN**

1/8" = 1'-0"



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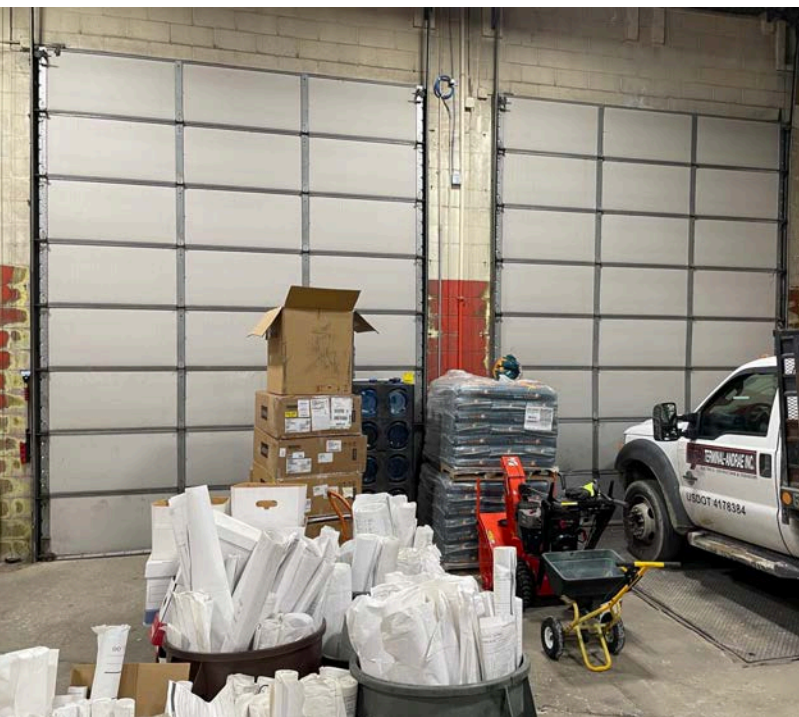


## INDUSTRIAL/OFFICE PROPERTY *For Sale*

2110 W Clybourn Street, Milwaukee, WI 53233

Asking Price: \$625,000

### INTERIOR PHOTOS



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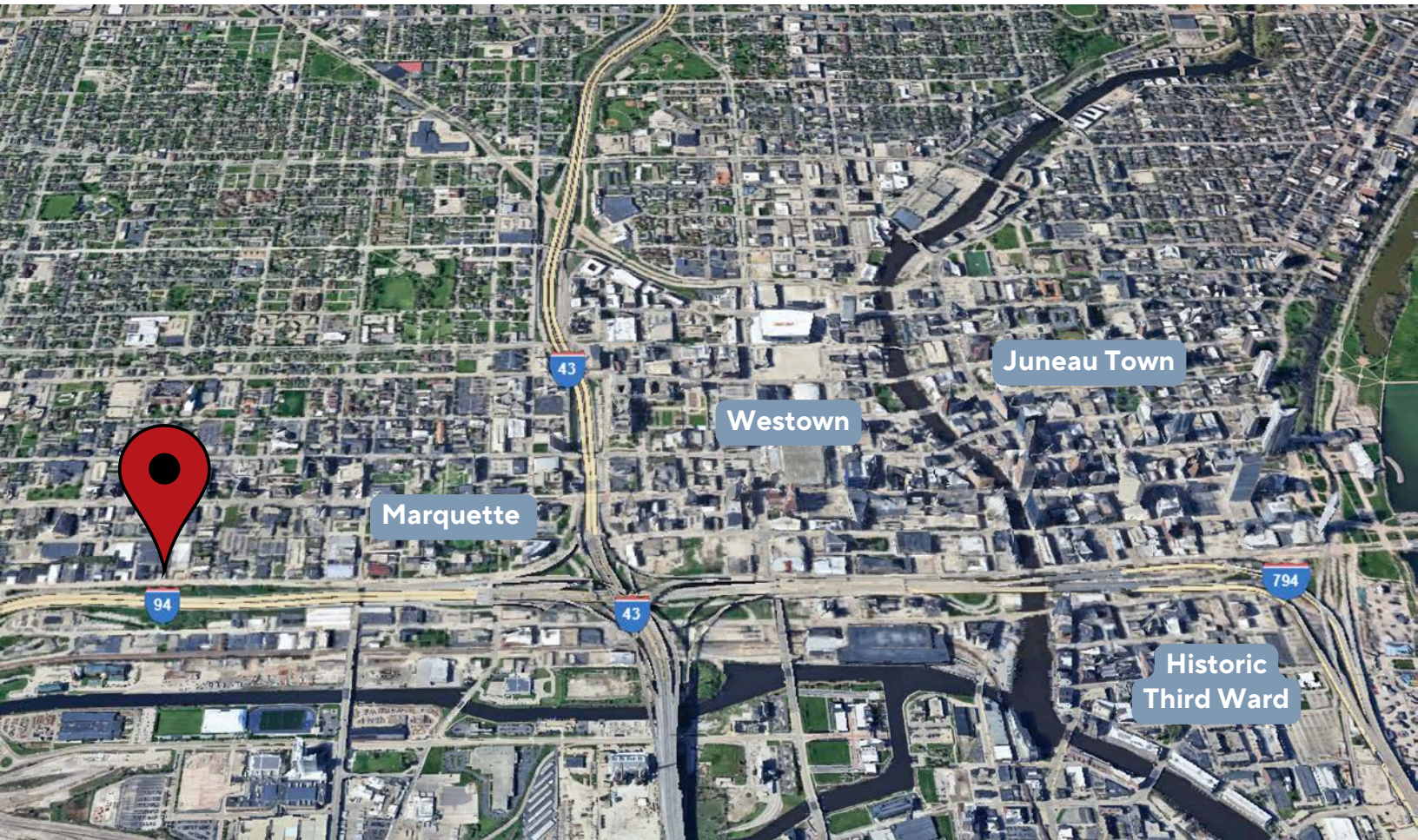


## INDUSTRIAL/OFFICE PROPERTY *For Sale*

2110 W Clybourn Street, Milwaukee, WI 53233

Asking Price: \$625,000

### AERIAL LOCATION



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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.

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

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Drafted by Attorney Debra Peterson Conrad