

Mahler

Sotheby's
INTERNATIONAL REALTY

1331 N. DR. MARTIN LUTHER KING JR. DRIVE
MILWAUKEE, WI

Property Overview

Listed by

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HISTORY

- Built in 1895, this Historic mixed-use property features exposed Cream City brick and vaulted wood beam ceilings and beautiful concrete floors
- Original working elevator believed to be an original Otis-Fensom Hand-Powered Elevator with traditional rope and pulley system
- Located on the Historic Dr. Martin Luther King Jr. Drive—the extension of the renaming and merging with Old World Third Street into Downtown Milwaukee became official in 2022
- Maximum visibility to grow your business on a high-traffic street with plenty of street parking for customers and visitors

ABOUT THE NEIGHBORHOOD

- Located just north of Downtown Milwaukee in “Haymarket Square”, a diverse and vibrant neighborhood
- Easy access to the freeway and transportation
- Convenient location with emphasis on walkability, an ideal neighborhood for those seeking a lively and accessible community
- Close to Milwaukee’s ever-expanding Entertainment and Sports District
 - Fiserv Forum
 - Deer District including the NEW concert venue
 - The Trade and Aloft Hotels
 - Turner Ballroom
 - Milwaukee’s Famous Riverwalk
 - Water Street restaurants and bars
 - New 210 apartment building development next to Fiserv Forum
- Near Milwaukee School of Engineering Campus, the headquarters for Spectrum and Manpower, and The Froedtert & Medical College of WI Sports Science Center

FIRST FLOOR

- Front space features a storefront/office with great visibility for signage and foot traffic, currently set up as office/workspace including a loft area that could be walled off for privacy
- Back section is a large room with plenty of natural light and 14’ ceilings, great meeting or event space, perfect for corporate events and board meetings
- Additional room in the back separated by a garage door could be used as a conference room, fitness area, private office or with the built-in murphy bed a place for clients and employees to stay over or corporate retreat
- Updated full bathroom with tub and shower plus two half baths
- Second entrance/door for convenient exit
- A huge garage featuring epoxy floors and 14’ ceilings that can fit multiple vehicles and provides an abundance of storage space. Could easily be converted into a large warehouse.
- Laundry Room

SECOND FLOOR

- One-bedroom apartment with expansive living space
- Beautiful kitchen with modern amenities and large island with multiple seating areas for guests and client events
- Large bathroom with custom cabinetry and walk-in shower
- Pine flooring
- Maple cabinetry
- Rooftop terrace with new gazebo cover and screens

IMPROVEMENTS & FEATURES

- New air conditioning for the building (2024)
- A/C wall unit added to apartment (2024)
- New washer and dryer (2024)
- Replaced roof (2019)
- Installed two (2) new furnaces (in office and laundry room closet)
- Security system with cameras through LTS Connect
- Smart home features with Bluetooth speakers and ceiling fans
- Updated electrical and lighting

ENDLESS POSSIBILITIES (SUBJECT TO ZONING)

- Current occupant is a lucrative cleaning business that is also for sale. Contact the listing agent for more information.
- AirBNB
- Private Event Space
- Corporate Retreats
- Warehouse/storage facility
- Store (wine, liquor, clothing, music, sports, etc.)
- Multi-Unit
 - Build out the first floor into another living space
 - Expand the second floor over the garage
 - Potential to build a third floor
- Office (attorney, financial planner, insurance, real estate, accountant, architecture)
- Fitness Center
- Medical Services
- Day Care / Adult Day Care

UTILITIES

- Electric \$66.00 average per month
- Heating (Gas) \$48.00 average per month
- Water \$275.00 average per quarter
- Garbage/Recycling Pick Up: Owner Responsibility
- 2023 Property Tax Bill = \$17,465