



# FIRST WEBER

REAL ESTATE SERVICES



**Curt Bauer**

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Waukesha, WI 53189

**\$625,000**

**Two-story**

**No. Units:** 9/1-2 Stories

**Est Acreage:** 0.1 per Public Records

**County:** Milwaukee

**Taxed By:** City of Milwaukee

**Taxes:** \$7,194/2024

**Tax Key:** 2300688000

**Est Year Built:** 1929 per Public Records

**Zoning:** LB-2

**Security Deposit:** N

**Scheduled Gross Income:** \$0

**Gross Operating Income:** \$0

**Total Operating Expense:** \$0

**Net Operating Income:** \$0

**Parking In/Out:** 0/0

**Laundry:**

**Water/Waste:** Municipal Water,  
Municipal Sewer

**Roof:**

**Heating/Cooling:** Natural Gas, Indiv.  
Heating Units

**Exterior:** Brick

**Basement:** Full

**Owner Pays:** Water, Sewer

**Tenant Pays:** Heat, Electricity

**School District:** Milwaukee

**Occupancy:**

**Occupancy Permit Req'd:**

**Code Compliance Req'd:** No

**Occupied:** Y

**DILHR Req'd:** U

**Amp Service:** 0

**Broker Owned:** N

**Home Warranty:**

**Flood Plain:** No

**Electr Cons:** Yes

**MultipleRep:** Yes-with designated agency

**Conform Use:**

**Relo:**

**Cat 100:** N

**Ltd Svc:** N



**2834 W Atkinson Ave 2840, Milwaukee, WI 53209-6027**

Northeast corner of N 29th & W. Atkinson Ave

Great Investment Opportunity. Seven rented apartments with 1 bedroom units. Unit 8 is vacant. Long term Store Front Tenant with extended lease. Professionally managed. Roof replaced in 2023. Renovations in 2022 to apartments including: flooring, windows, cabinets. Hookup in basement for coin operated washer and dryers. Each unit has it's own gas and electric meters and each unit has its furnace and water heater. Check out MLS 1947961 at 1941 W Hope Ave Milwaukee for properties for sale

Multi-Family	MLS# 1948857		Pin# 79188	Status: Active
	Unit Type #1	Unit Type #2	Unit Type #3	Unit Type #4
Avg Rent	\$1,200	\$800	\$685	\$600
# Units	1	5	1	1
Est Sq Ft	1751-2000	750 or less	750 or less	750 or less

1/2 Bath, Other

1 Bedroom, 1 Bath,  
Living Room,  
Dining Room,  
Range/Oven,  
Refrigerator, Cable  
TV Available

1 Bedroom, Living  
Room, Dining  
Room, Range/Oven,  
Refrigerator, Cable  
TV Available

1 Bedroom, 1 Bath,  
Living Room,  
Dining Room,  
Range/Oven,  
Refrigerator

## Terms/Misc:

**Inclusions:** 8-stoves, 8 refrigerators

**Exclusions:** Sellers and tenants personal property. Store front-Tenants fixtures

*For financing information or help with pre-qualifying, call Shelter Mortgage at (800) 600-7495*