

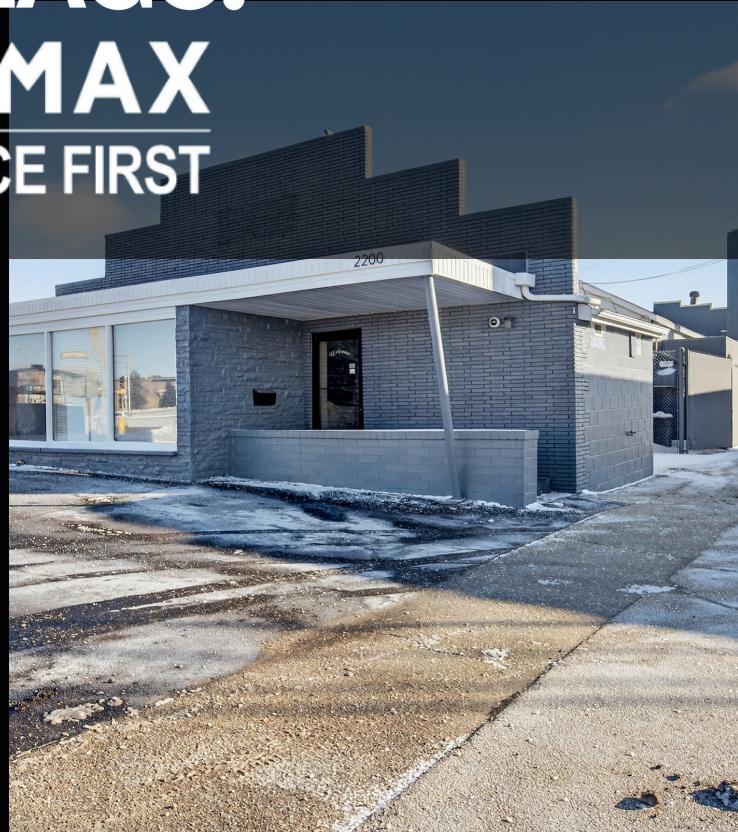
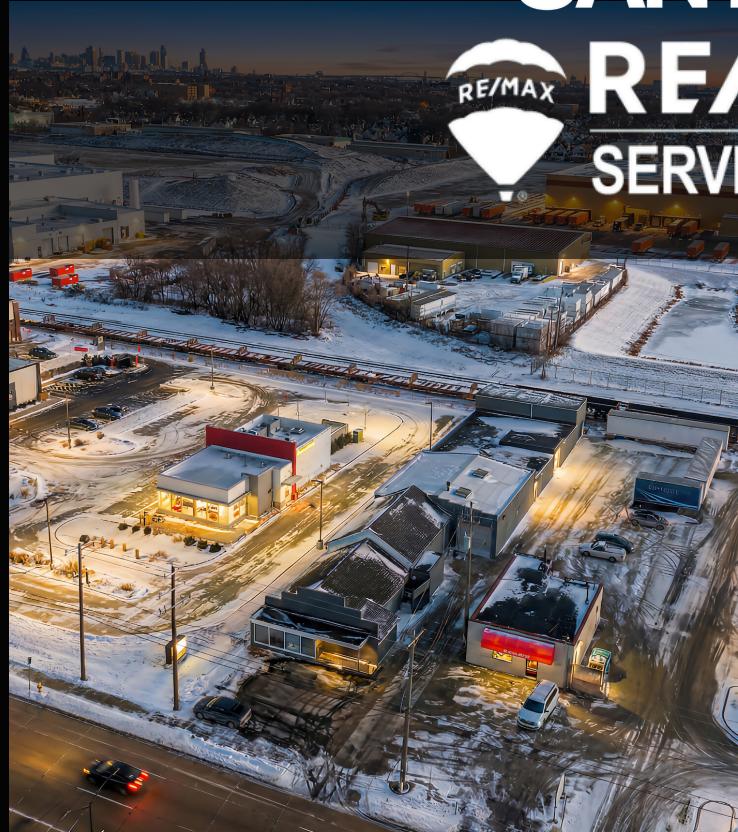
# SANTIAGO.



# RE/MAX

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## SERVICE FIRST



2200  
Miller Park Way  
West Milwaukee

## Investment Overview

An exceptional opportunity to acquire a cash-flowing, single-tenant commercial asset located along Miller Park Way, one of West Milwaukee's most established commercial corridors. This property offers stable income, minimal landlord responsibility, and a long-term Triple Net (NNN) lease, making it ideal for investors seeking predictable returns.

The building is well-positioned for continued demand, offering strong visibility, convenient access, and functionality suited for office and warehouse operations.

**Return Profile:** The property is a high-yield NNN-style asset with an in-place cap rate of approximately 9.4%. Using conservative reserves, the effective return is still in the mid-8% range.

## Property Highlights

Building Size	9,490 SF
Property Type	Office / Warehouse / Industrial
Tenant	ACM Fire Group LLC
Lease Structure	Triple Net (NNN)
Lease Term	5-Year Lease (Through 2029)
Cap Rate	9.42%

## Property Summary

### Property Details

Address	2200 Miller Park Way, West Milwaukee, WI 53219
County	Milwaukee
Municipality	Village of West Milwaukee
Year Built	1951
Tax Key	4731025000

### Building Breakdown

Building Total Square Footage	9,490*
Office Space Square Footage	949*
Warehouse Square Footage	8,541*
Roof	Shingle/Rubber
Heat	Natural Gas, Forced Air

### Utility Structure

Electric	Tenant
Heat	Tenant
Water	Tenant
Sewer	Tenant
Trash	Tenant

### Property Information

Recorded Acreage	.457
Zoning	M-2

\*Broker does not verify room sizes, lot size, or square footage.

## Financial Snapshot

**Gross Annual Income**  
**\$84,000 / Year**

### Expenses

Insurance: \$1,513 / Year

Triple Net (NNN) Structure: Tenant is responsible for real estate taxes, utilities, and day-to-day maintenance, supporting predictable cash flow and minimal landlord responsibility.

The property is a high-yield NNN-style asset with an in-place cap rate of approximately 9.4%. Using conservative reserves, the effective return is still in the mid-8% range.

## Investment Summary

- Strong in-place income from day one
- High-yield 9.42% cap rate for a single-tenant net-lease asset
- Long-term tenant with established operations
- Minimal landlord obligations due to NNN structure
- Prime West Milwaukee commercial location

Seller / Investor Group:  
**Brew City Realty Group LLC**

Information contained herein is deemed reliable but not guaranteed. Buyer to verify all financials, lease terms, and property details independently.