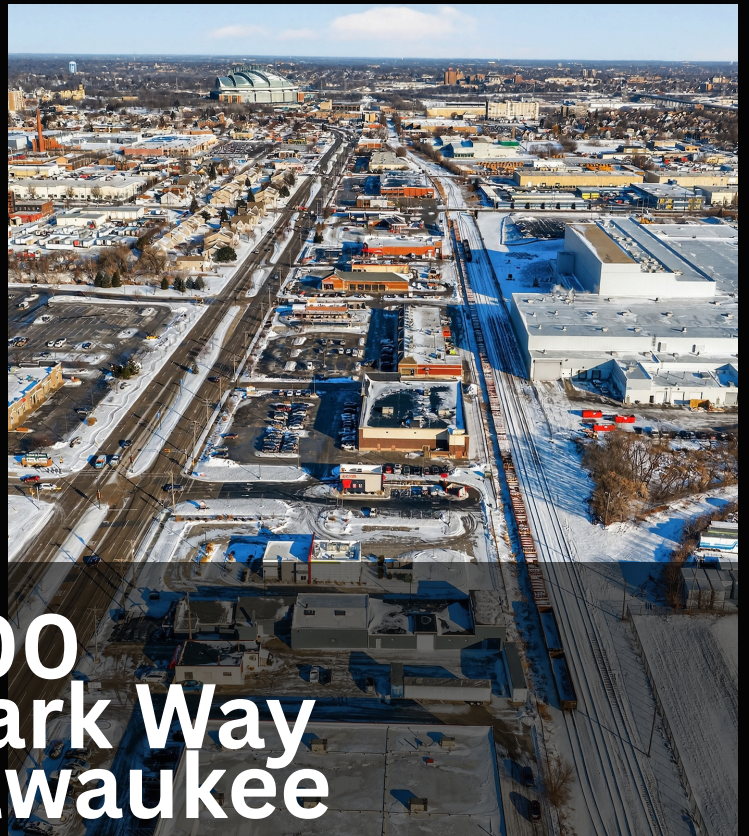


SANTIAGO.



RE/MAX 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.