

ONE OF THE LAST UNDEVELOPED RIVERFRONT SITES IN MILWAUKEE!



PRIME DOWNTOWN RIVERFRONT DEVELOPMENT SITES FOR SALE

ASKING PRICE: \$7M

COMBINED SITE SIZE: +/- 1.61 acres*

SITE 1: 1301 N. Edison St.

SITE 2: 1301 N. Water St.

*This sale offering consists of two vacant land sites. In addition, the City of Milwaukee has indicated it would vacate the portion of Edison St. that separates the two sites, which ultimately would increase the combined site to appx. 2.72 acres.



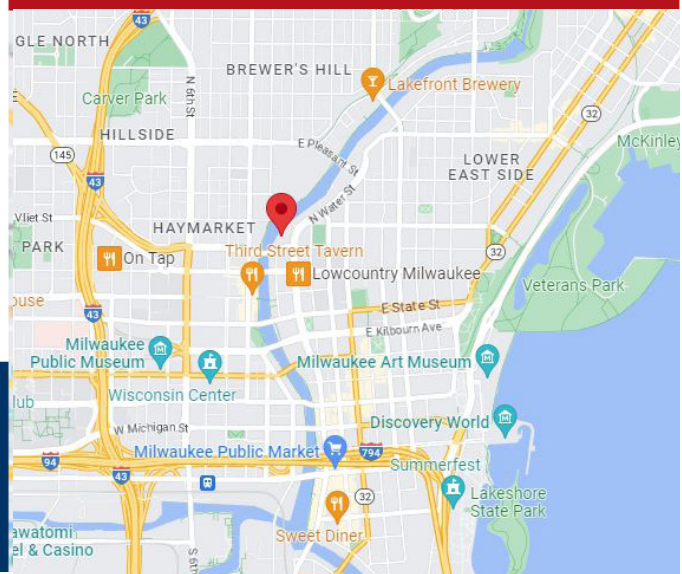
FOR MORE INFORMATION, CONTACT:

DAVID L. BARRY, CCIM, SIOR, MSRE
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HIGHLIGHTS

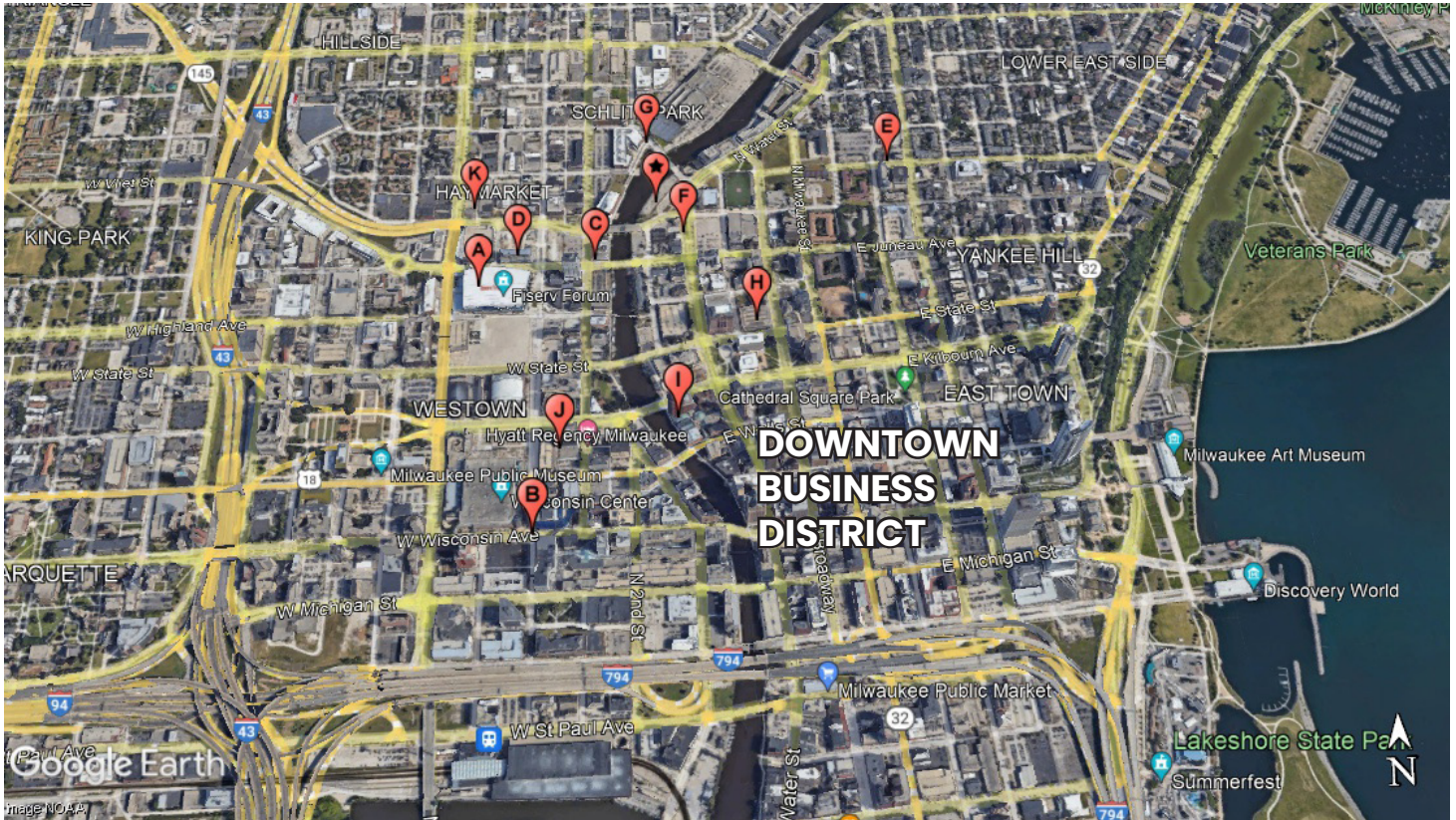
- Exceptional city views
- Over 500' of Milwaukee River frontage
- Opportunity zone
- New market tax credit eligibility
- Park East III TIF District
- Zoned RED
- Near Fiserv Forum and many other amenities



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★ : Sites

A: Fiserv Forum

B: Wiconsin Center

C: Aloft Hotel

D: Trade Hotel

E: The Hop

F: Water Street

G: Manpower Headquarters

H: MSOE

I: Saint Kate Hotel

J: Hyatt Regency Hotel

K: New Milwaukee Public Museum

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Walk Score® North Edison Street

Juneau Town, Milwaukee, 53202

Commute to **Downtown Milwaukee** 

 2 min  9 min  3 min  13 min [View Routes](#)

Walk Score
95

Walker's Paradise

Daily errands do not require a car.

Transit Score
72

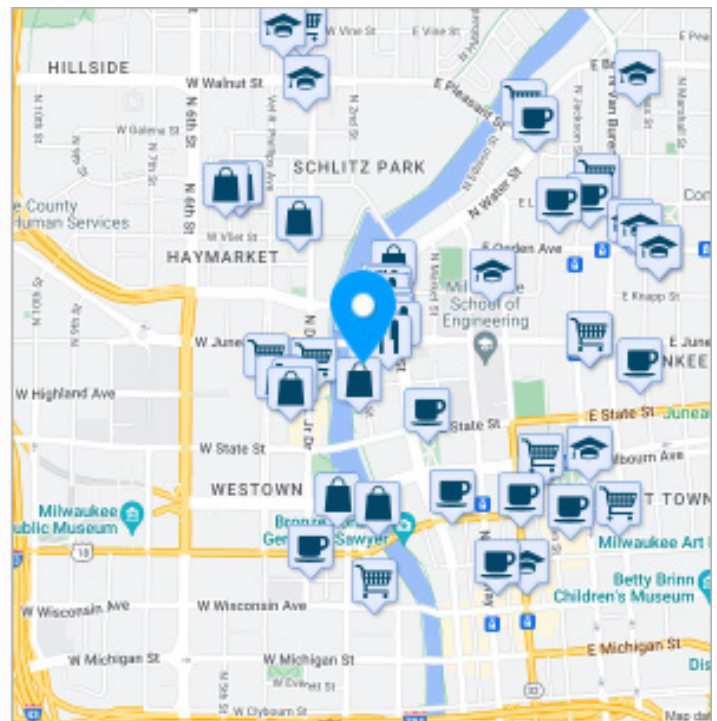
Excellent Transit

Transit is convenient for most trips.

Bike Score
84

Very Bikeable

Biking is convenient for most trips.



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VIEW FROM SOUTH



VIEW FROM EAST



VIEW FROM WEST



VIEW FROM NORTHEAST



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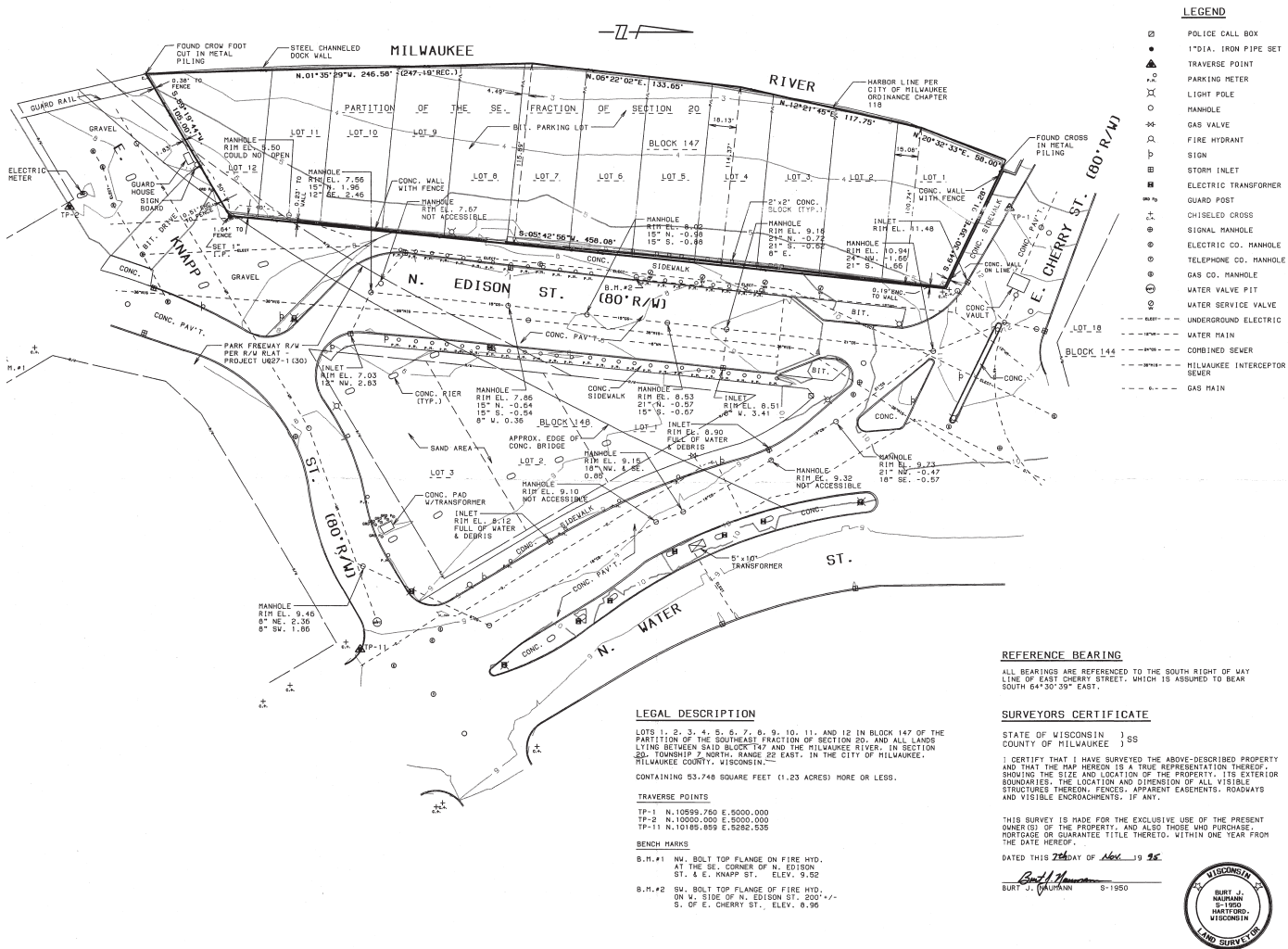
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SITE 1 SURVEY: Appx. 1.23 AC



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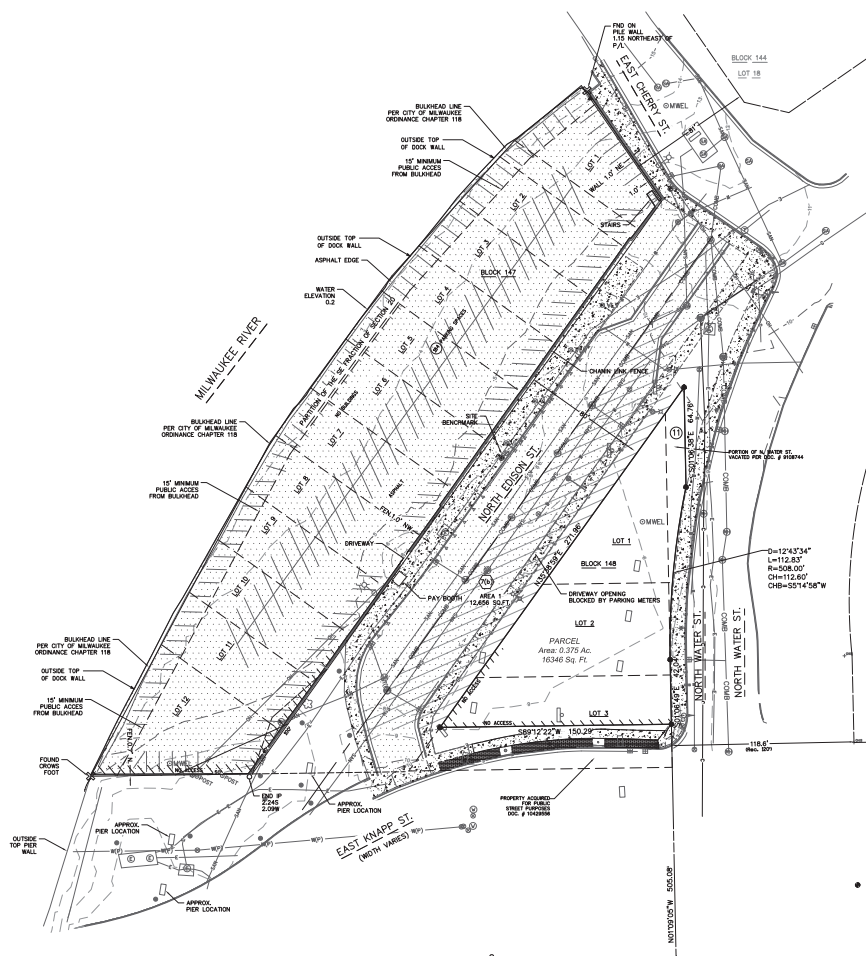
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SITE 2 SURVEY: Appx. .375 AC

ALTA/NSPS LAND TITLE SURVEY

Lots 1, 2 and 3 together with the vacated portion of North Water Street, adjoining said Lots 1 and 2 on the East, in Block 148 in the South East Fraction of Section 20, in the Southeast 1/4 of Section 20, in Township 7 North, Range 22 East, in the City of Milwaukee, County of Milwaukee and State of Wisconsin. EXCEPTING THEREFROM those lands described in Document No. 10429556.



* This site is under the same ownership as Site 1 and is currently a County park. There is an agreement with the County that 75% of this site is to remain a public park.

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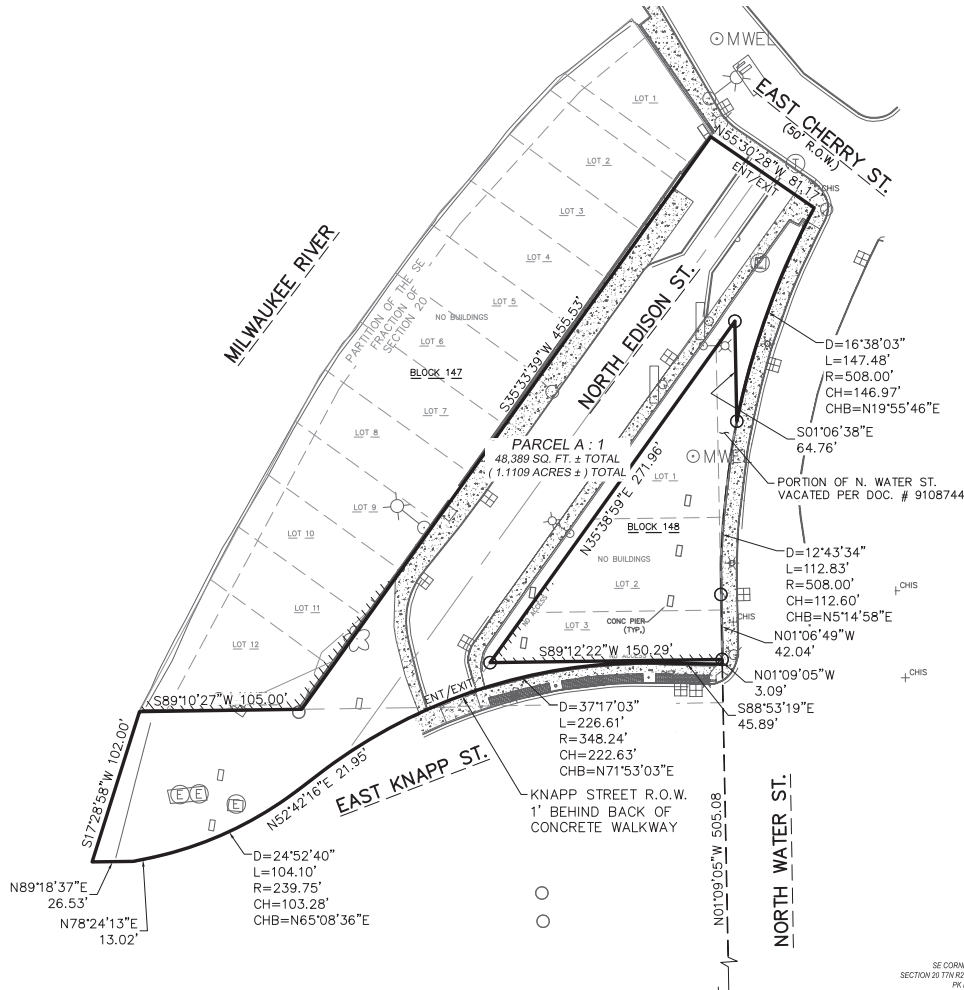
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EDISON ST. SURVEY: Appx. 1.11 AC



*This site is not part of the sale offering. Still, the City of Milwaukee has indicated it would vacate this portion of Edison St. for an approved development of Site 1. There are believed to be significant obstructions underneath Edison St. which may render excavation unfeasible, however seller believes this site can be used to add surface amenities to the development of Site 1. All sites combined would total appx 2.72 acres.

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