

COMMERCIAL CONDO UNITS FOR SALE

SIX POINTS EAST CONDOS

6330 & 6350 W. Greenfield Avenue
West Allis, WI 53214



Prepared By:

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EC COMMERCIAL REAL ESTATE

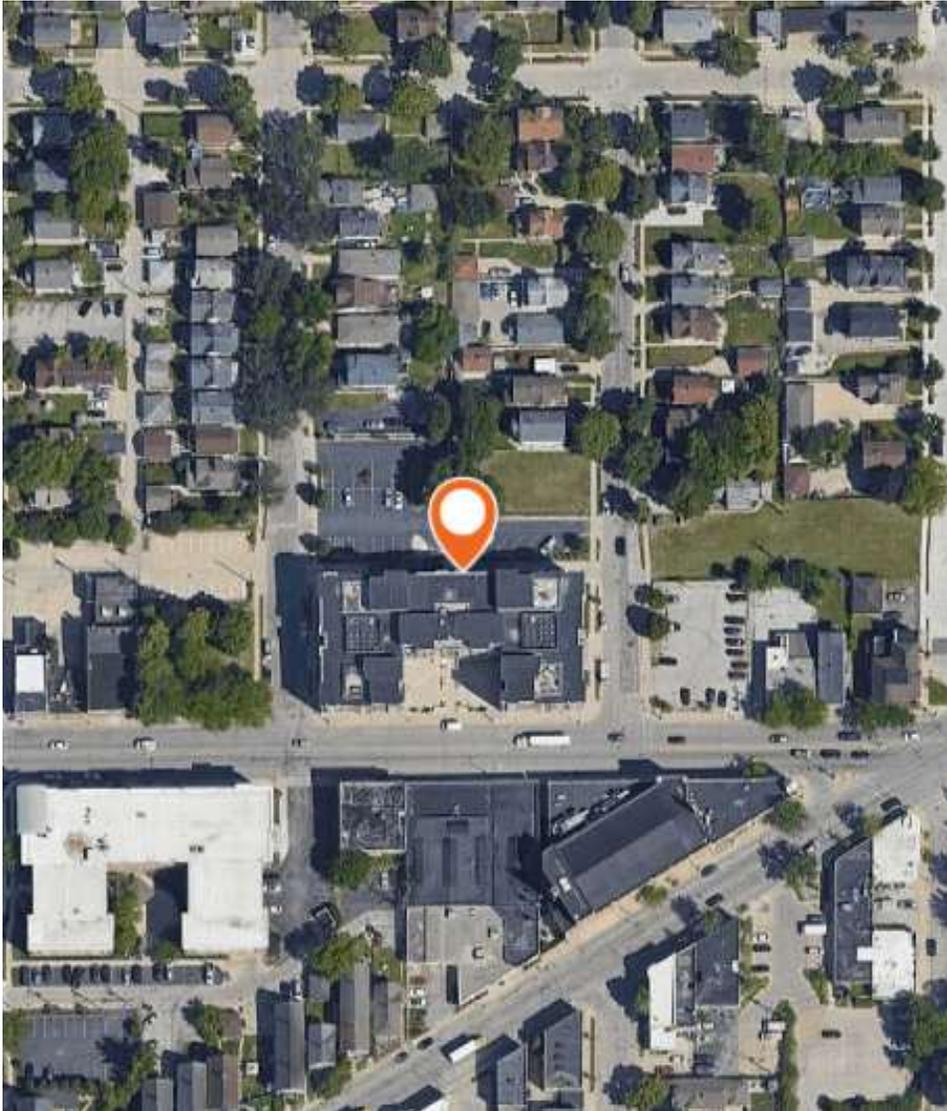
8575 W Forest Home Ave Ste 160

Greenfield, WI 53228

414.235.4324 | eccommercial.net

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6330 & 6350 W. Greenfield Avenue



PROPERTY DESCRIPTION

1st Floor Unit Tax Key: 439-0400-001 (separated to 2 units in 2024, will have separate tax keys in 2025).

Purchase(s) Include development rights to Lot to Northeast of development for future parking lot for Commercial unit(s) exclusively per condo docs.

South LCE Patio for use by commercial tenants. Outdoor seating lounge area located in Front of building (South Side) along Greenfield Ave - Great visibility off of Greenfield Ave (Main Arterial Corridor) w/ high traffic counts

Suites are ADA accessible.

Build-To-Suit, Suites are ready for immediate construction!

LOCATION DESCRIPTION

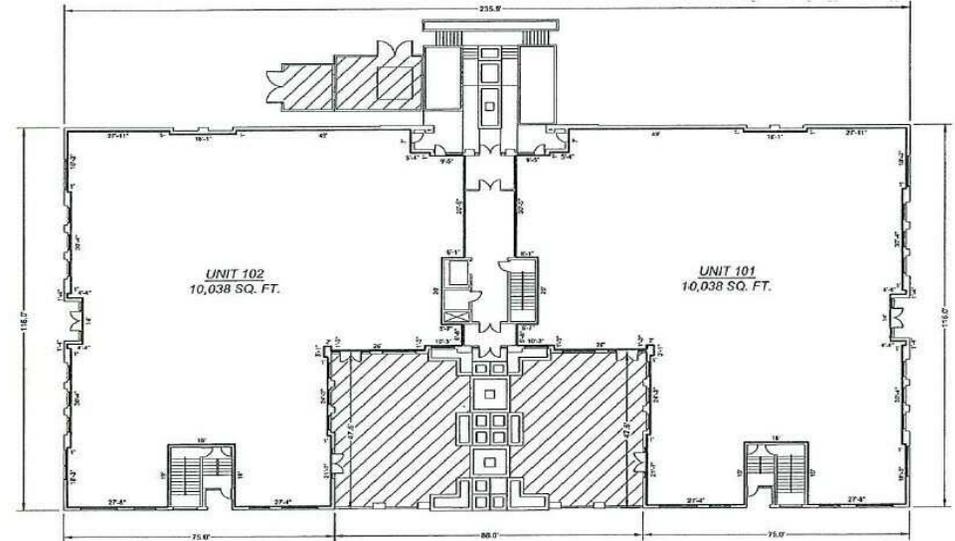
Discover the vibrant community surrounding this location in West Allis, WI. A new "hot spot" recently known for its thriving business district and convenient amenities which offer easy access to a variety of popular attractions. Minutes away from the State Fair Park and the Pettit National Ice Center, this location provides a perfect balance for work and recreation. With a bustling local scene, diverse dining options, and proximity to major highways, the area attracts businesses looking for a prime commercial real estate investment. Experience the dynamic energy of this up-and-coming neighborhood, making it an ideal choice for prospective Retail, Salon or Office users.

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Sale Price	\$299,000 - \$349,000
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OFFERING SUMMARY

Building Size:	80,016 SF
Number of Units:	42
Year Built:	2008

PROPERTY HIGHLIGHTS

- Condominium building includes 1st floor commercial (SUBJECT UNITS), floors 2 - 5 (41 residential condos) including a community room on 2nd floor and underground parking.
- West Side +/-10,395SF \$349,000 (Currently Vacant previous spa build out utilizing 1,495 SF of the space). Monthly Condo Fee \$1,973.38
- East Side +/-10,395SF \$299,000 - Space is empty and unfinished ready for your design ideas! Monthly Condo Fee \$1,973.38
- Strong support from City of West Allis for new business with financing options available
- Underground parking spaces available for lease from association (\$50/Space/Month). Surface & street parking available for users and customers.
- Commercial users pay 25.089% of operating expenses to condo association (Split 50/50 between 2 commercial units)

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Vacant NE lot for future parking lot development



NE Corner Vacant lot included in condo plat



Vacant NE lot exclusive for commercial user - requires development

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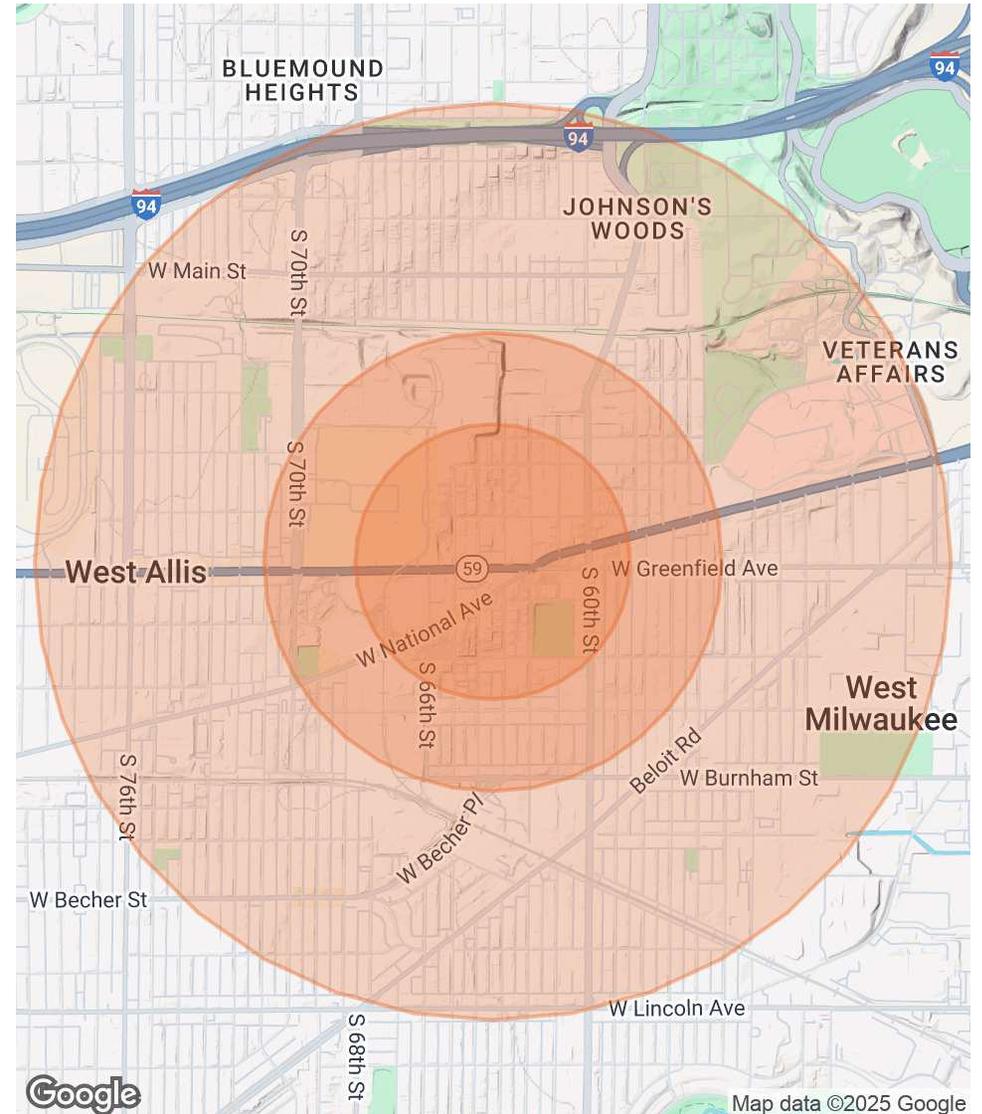


6330 & 6350 W. Greenfield Avenue

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,315	5,941	22,693
Average Age	39	38	39
Average Age (Male)	38	38	38
Average Age (Female)	41	39	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	1,132	2,753	10,201
# of Persons per HH	2	2.2	2.2
Average HH Income	\$68,819	\$69,115	\$69,819
Average House Value	\$181,066	\$192,837	\$203,526

Demographics data derived from AlphaMap



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
 - 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
 - 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
 - 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
 - 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
 - 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
 - 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.
- 19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

- 28 The following information is required to be disclosed by law:
- 29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
 - 30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____
36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.