

MILWAUKEE'S THIRD WARD

MIXED-USE MULTIFAMILY PROPERTY FOR SALE

226 N Water St,
Milwaukee, WI 53202

Prepared By:

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Broker

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EC COMMERCIAL REAL ESTATE

8575 W Forest Home Ave Ste 160

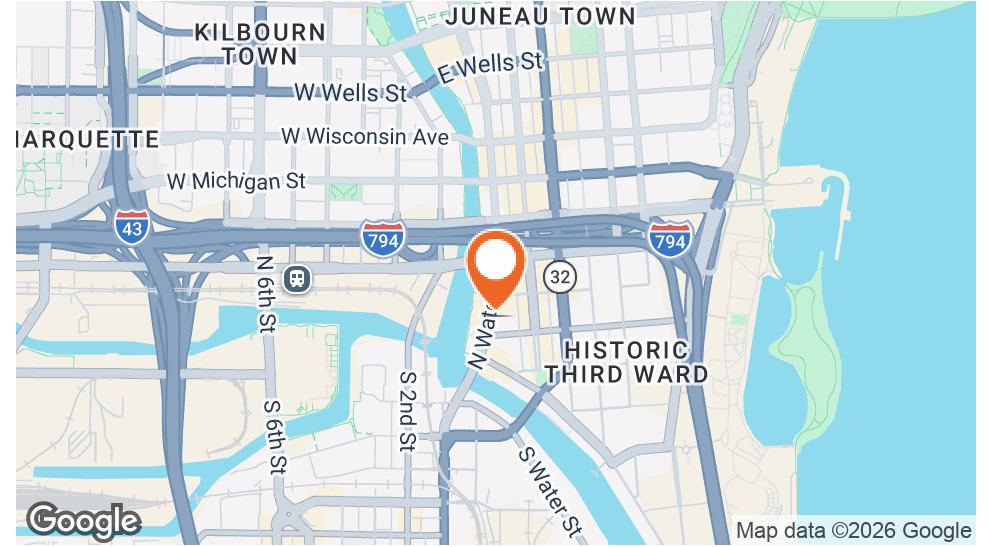
Greenfield, WI 53228

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OFFERING SUMMARY

Sale Price:	\$7,750,000.00
Building Size:	39,450 SF
Lot Size:	10,351 SF
Number of Units:	13
Year Built:	1914
Renovated:	2018
Zoning:	C9G

PROPERTY OVERVIEW

Introducing a prime investment opportunity in the heart of Milwaukee, Wisconsin. This prominent property, boasting a 39,450 SF building, features 12 meticulously designed residential units on floors 2 - 4 and a 7,000SF fully leased retail space on the 1st floor. A timeless structure built in 1914 and thoughtfully historically renovated in 2018. Zoned C9G and currently at full occupancy, this multifamily gem offers a compelling blend of historic charm and modern convenience. With its strategic location in the vibrant Milwaukee area, investors will appreciate the potential for long-term value and steady returns. Don't miss the chance to be part of this thriving market with a turnkey high-rise property offering a strong rental history and promising future prospects.

PROPERTY HIGHLIGHTS

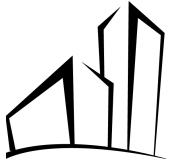
- Rooftop Terrace with pergola, seating area, grill, fire pit and dog area. 21 Underground Parking, with 2 electric charging stations. Each space \$150/month
- Modern kitchen designs with granite tops, spacious island, staggered raised panel cabinetry, crown molding, tile backsplash, stainless steel appliances
- Uncovered cream city brick in living room with polished concrete floors, electric fireplace. Guest powder bath in each unit. Walk-in laundry room with full size washer/dryer and Wi-Fi thermostat
- Spacious bedroom suites with exposed ceilings, large windows, unique walk-in closets, private baths with dual sinks, large walk-in tile show and standalone tub

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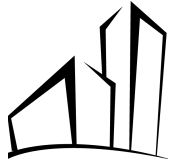


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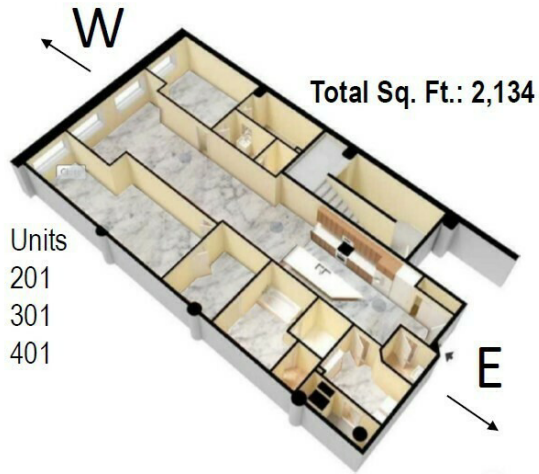


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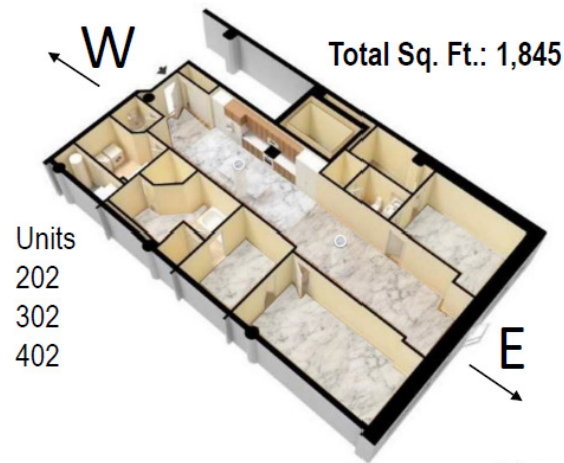
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Total Sq. Ft.: 2,134

Living/Great Room	17 x 12
Kitchen	27 x 13
Dining Area	12 x 10
Laundry Room	11 x 07
Master Bedroom	31 x 12
Closet	13 x 10
Bath	07 x 14
Bedroom 2	17 x 12
Closet	06 x 14
Bath	06 x 14

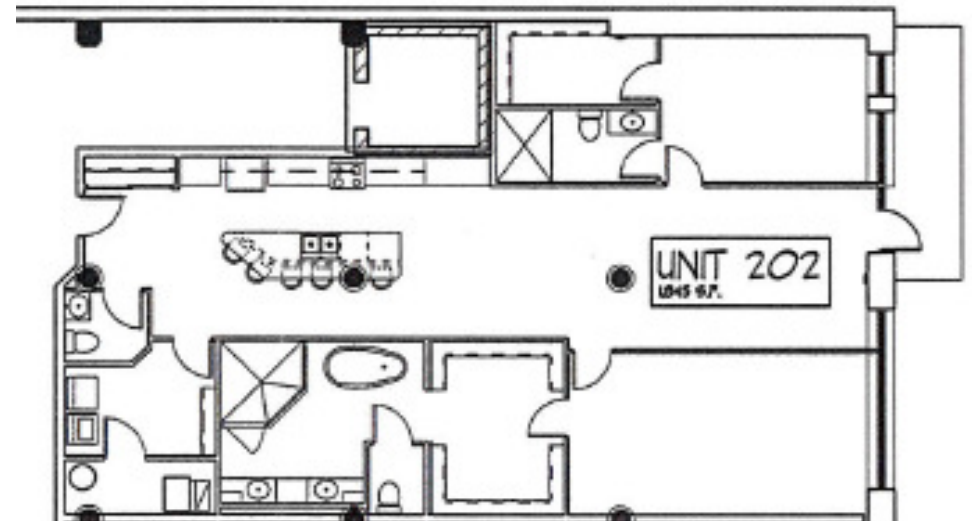
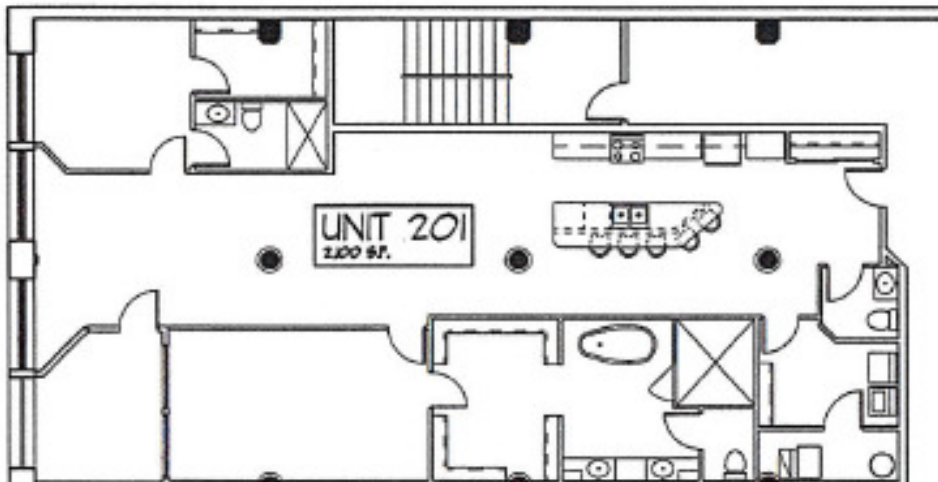
Units
201
301
401



Total Sq. Ft.: 1,845

Living/Great Room	16 x 12
Kitchen	25 x 12
Dining Area	11 x 11
Laundry Room	11 x 06
Master Bedroom	30 x 12
Closet	06 x 12
Bath	06 x 12
Bedroom 2	17 x 12
Closet	06 x 12
Bath	06 x 12
Balcony	05 x 15

Units
202
302
402



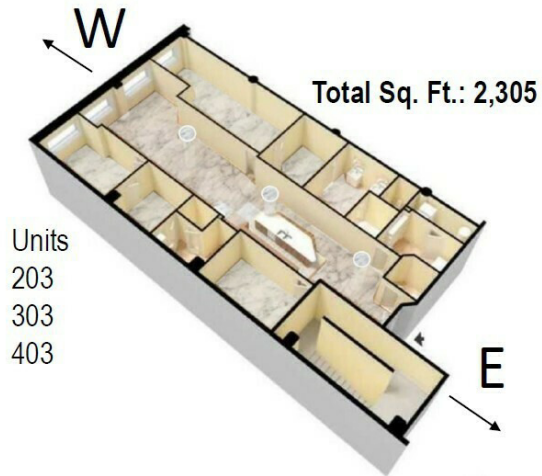
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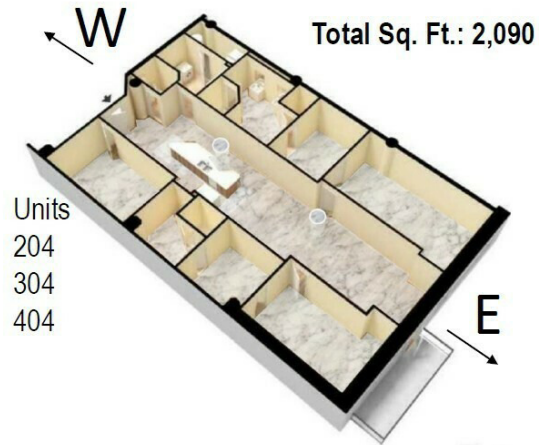


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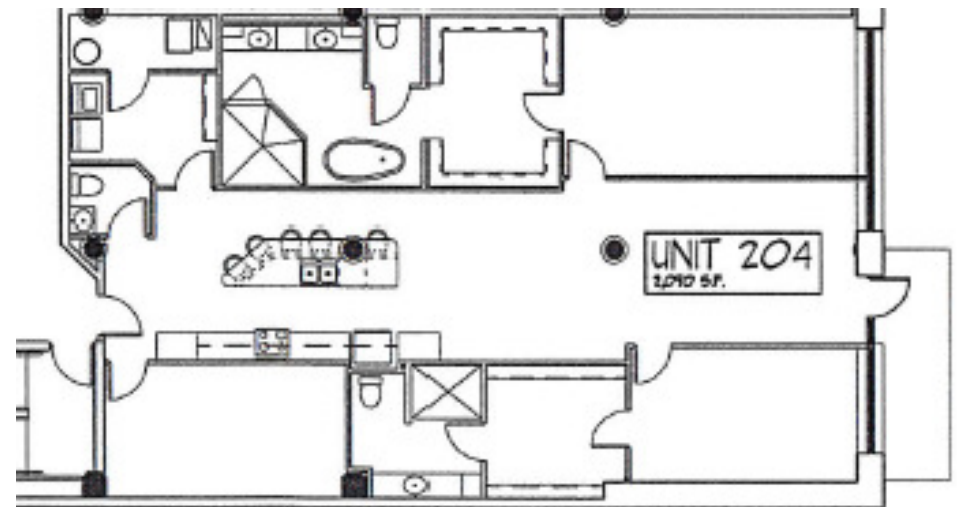
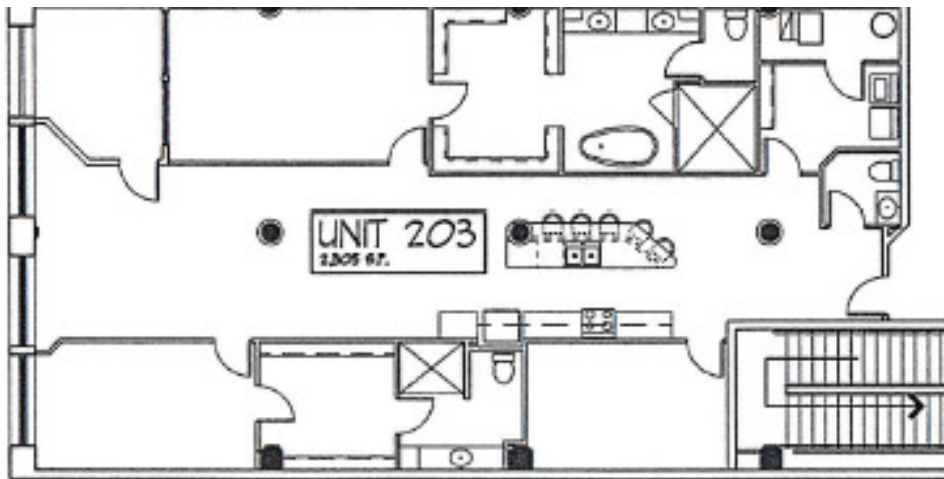
Units
203
303
403

Living/Great Room	17 x 14
Kitchen	25 x 13
Dining Area	13 x 11
Laundry Room	11 x 07
Den	15 x 09
Master Bedroom	30 x 12
Closet	13 x 10
Bath	13 x 15
Bedroom 2	17 x 10
Closet	10 x 11
Bath	10 x 10



Units
204
304
404

Living/Great Room	24 x 12
Kitchen	22 x 13
Dining Area	10 x 12
Laundry Room	11 x 07
Den	09 x 17
Master Bedroom	30 x 12
Closet	13 x 10
Bath	13 x 15
Bedroom 2	17 x 10
Closet	10 x 11
Bath	10 x 10
Balcony	05 x 15



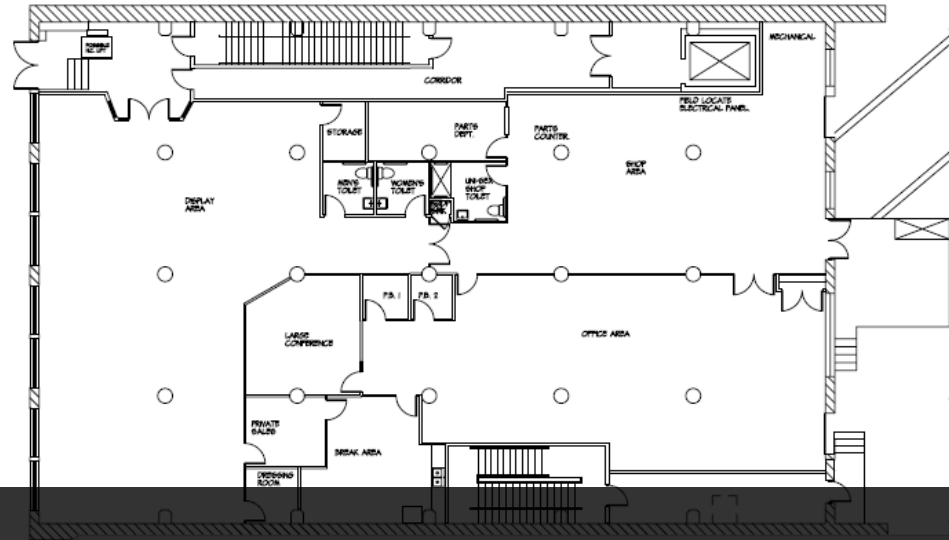
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1st Floor Plan



Interior of 1st Floor Suite



Interior of 1st Floor Suite

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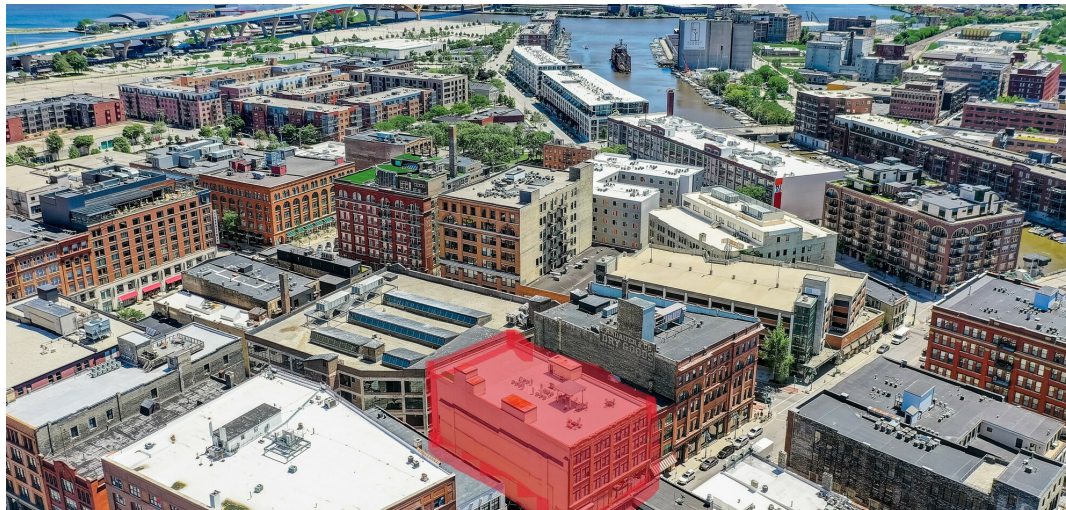
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AS-IS STATEMENT

Given this was a historic rehab, Buyer accepts the Property "As-Is" as of the date of the execution of this Agreement, without any warranties or representations from Seller regarding the condition of the Property. Furthermore, Seller makes no warranties, either expressed or implied, nor assumes any liability whatsoever regarding the social, economic, or environmental aspects of the Property, to include without limitation: the soil conditions, water drainage, physical access, condition of improvements, natural or artificial hazards, or merchantability, suitability, or profitability of the Property for any use or purpose.



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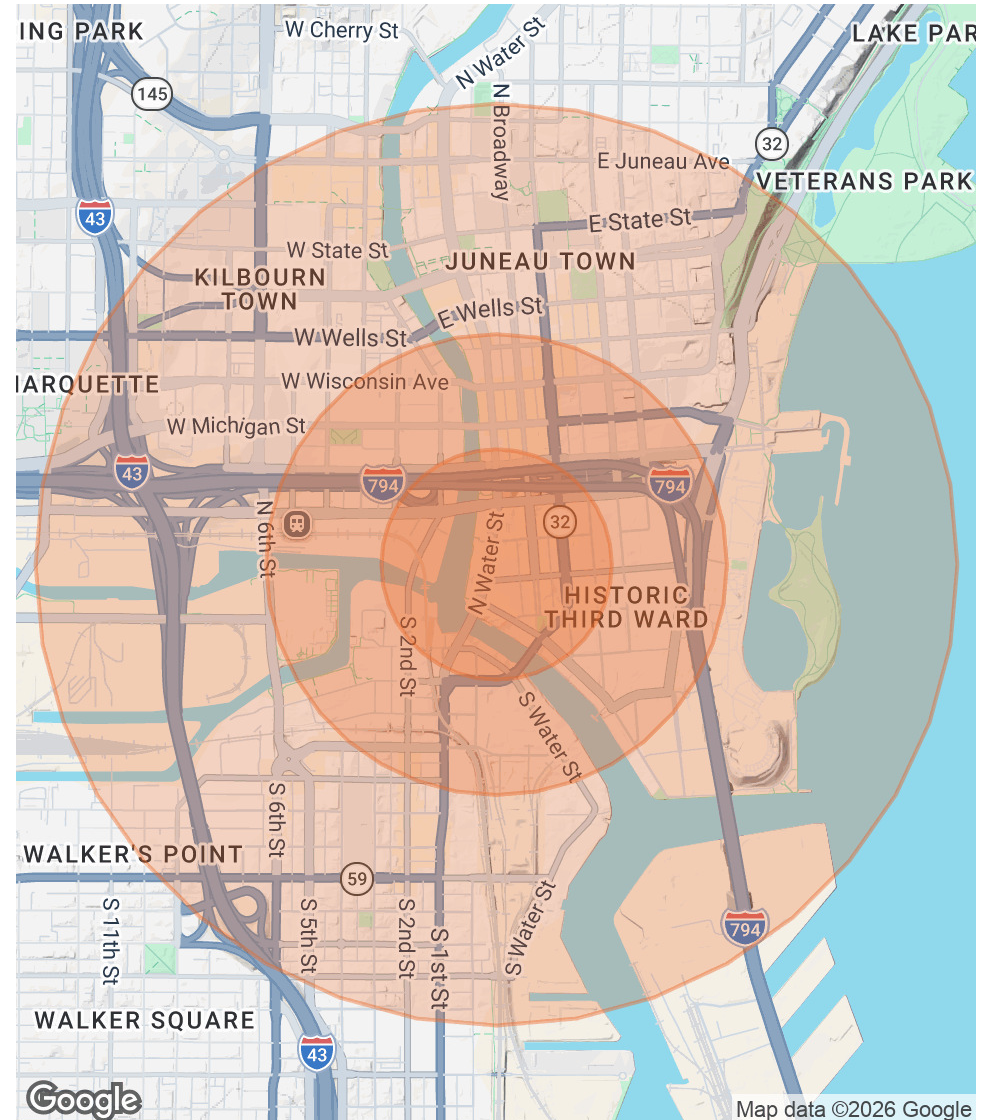


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,007	4,394	17,762
Average Age	34.6	32.7	32.4
Average Age (Male)	35.2	33.3	32.3
Average Age (Female)	34.8	32.9	33.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	659	2,759	9,436
# of Persons per HH	1.5	1.6	1.9
Average HH Income	\$155,083	\$140,436	\$106,790
Average House Value	\$410,307	\$409,303	\$277,136

2023 American Community Survey (ACS)



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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.