

Auction: Former Aurora Medical Office Building

180 WEST GRANGE AVE.
MILWAUKEE, WISCONSIN

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AW PROPERTIES
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SECTION 1
AUCTION AND PROPERTY INFORMATION

Auction Information

FORMER AURORA MEDICAL OFFICE BUILDING NEAR AIRPORT SPUR

Minimum Bid/Published Reserve Price: \$1,200,000

Online Starting On: November 18, 2024 at 11:00 am CST

Ending On: November 20, 2024 at 11:00 am CST

Buyer Broker Co-Op Fee: 2.0% of Bid Price (Except Not Offered for Certain Excluded Parties)

Pre-Auction Offers Highly Encouraged!

Property Details

Minimum Bid/Published Reserve Price

\$1,200,000

LOCATION INFORMATION

Street Address	180 W Grange Ave
City, State, Zip	Milwaukee, WI 53207
County	Milwaukee

BUILDING INFORMATION

Building Size	32,884 SF
Building Class	C
Ceiling Height	10 ft
Number of Floors	1
Average Floor Size	16,325 SF
Year Built	1983
Year Last Renovated	2004

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	LB-1, Local Business 1
Lot Size	2.845 Acres
APN #	641-9990-111
Real Estate Taxes (2023)	\$51,755.80

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	202

Property Description



PROPERTY DESCRIPTION

This lender owned, former Aurora Medical Airport Health Center medical office building fully renovated in 2004 and previously valued to \$6,500,000, features:

- * Move-in ready finishes
- * 1st floor layout: Lobby, reception area with skylight, 18 offices, 4 conference rooms, 2 large open/teaming areas, 2 coffee stations, a break room, 2 storage rooms, 3 restrooms, copy/mail room, janitorial closet, tele data room, and a recently serviced elevator;
- * Fully built-out lower level: Lobby, 16 offices, 3 conference rooms, 2 large classrooms, 12 storage rooms, 4 electrical rooms, data room, elevator equipment room, 5 restrooms, and a break room;
- * Backup generator onsite located on the west side of the building;
- * Two large paved parking lots with secure fencing;
- * Potential for a loading area to be added on the west side of the building;
- * Convenient access to I-41/I-94 via Airport Spur;
- * Great visibility from Airport Spur;
- * Flexible zoning allowing for a multitude of uses;
- * Easily divided for multi-tenant use; and
- * Monument and building signage available



SECTION 2
LOCATION INFORMATION

Location Description



LOCATION DESCRIPTION

Situated at the Grange on-ramp to the airport spur with easy access throughout the metro area, this property has two driveways—one on West Grange Avenue and one on South 3rd Street.

Distance to Key Areas:

Milwaukee Mitchell International Airport: 2 minutes; <1 mile Access to I43/94 via Airport Spur: 2 minutes; 1.2 miles

Access to Downtown Milwaukee via I-794: 14 minutes; 8.6 miles

Commuter Rail Access:

General Mitchell Intl. Airport Amtrak Station: 16 minute walk; 0.9 miles

Milwaukee Amtrak Station: 14 minute drive; 9.3 miles

Sturtevant Amtrak Station: 26 minute drive; 19.5 miles

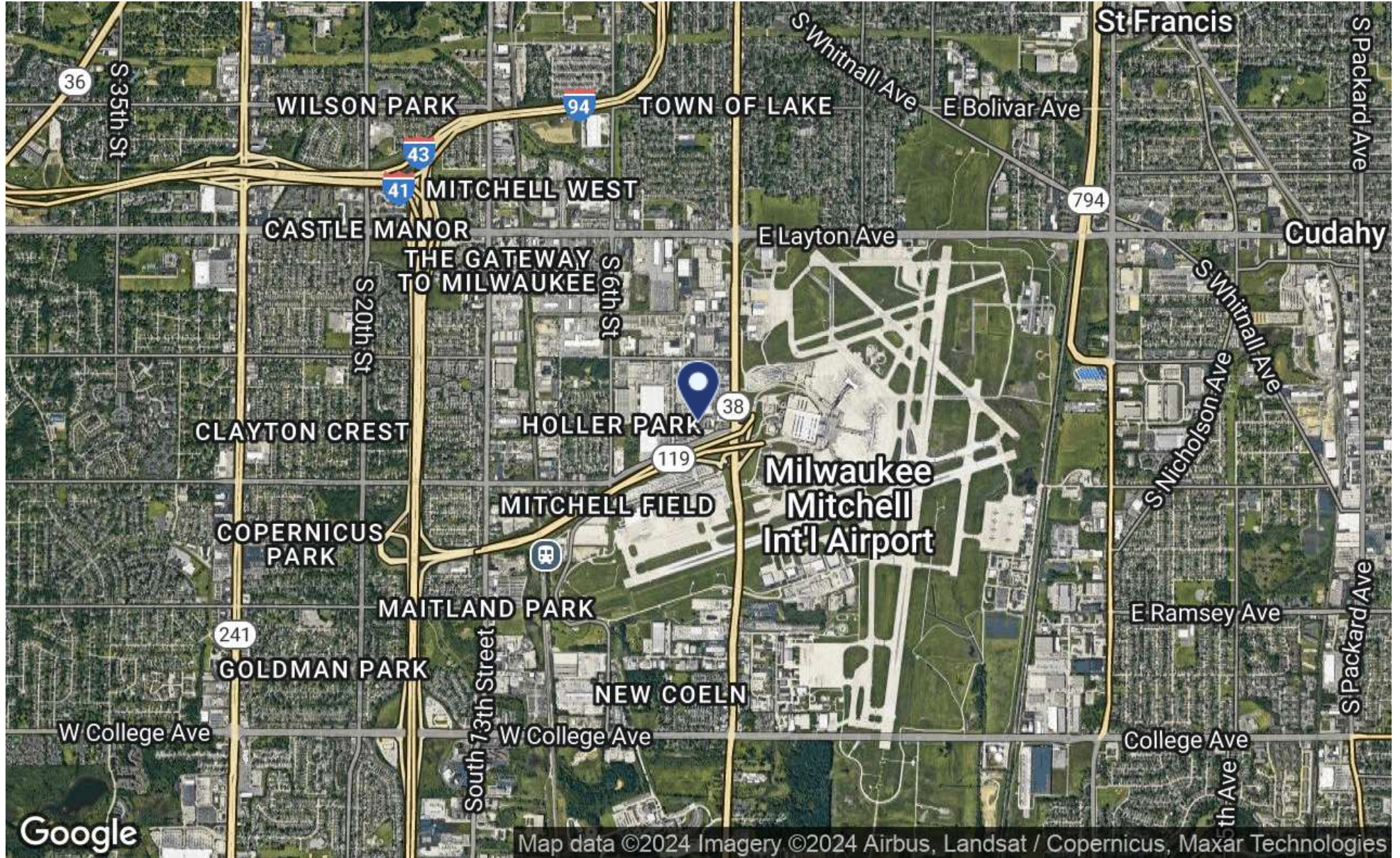
Kenosha Station Union Pacific North Line: 45 minute drive; 32.4 miles

Winthrop Harbor Station Union Pacific North Line: 54 minute drive; 40.7 miles

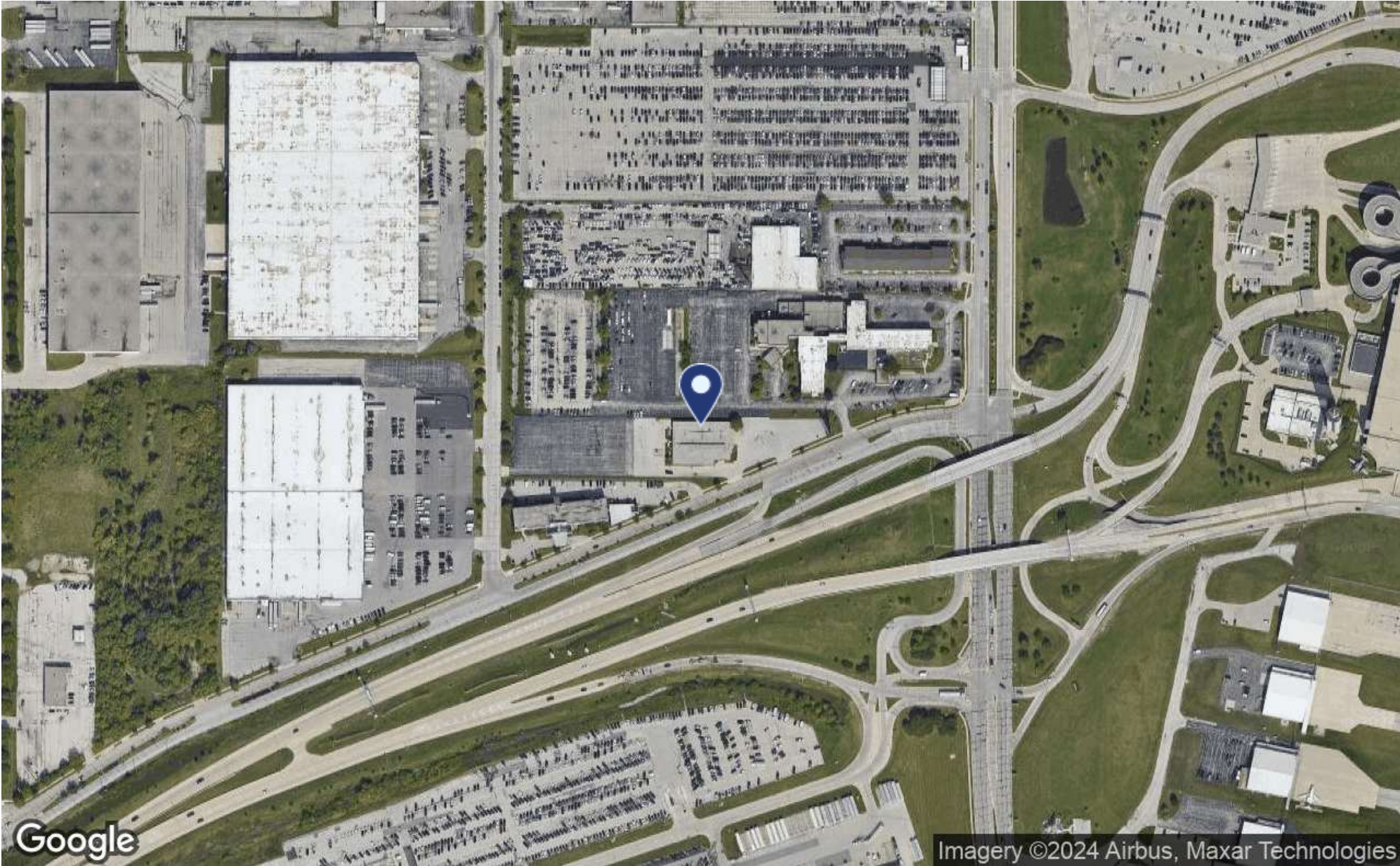
Regional Map



Location Map



Aerial Map



Google

Imagery ©2024 Airbus, Maxar Technologies



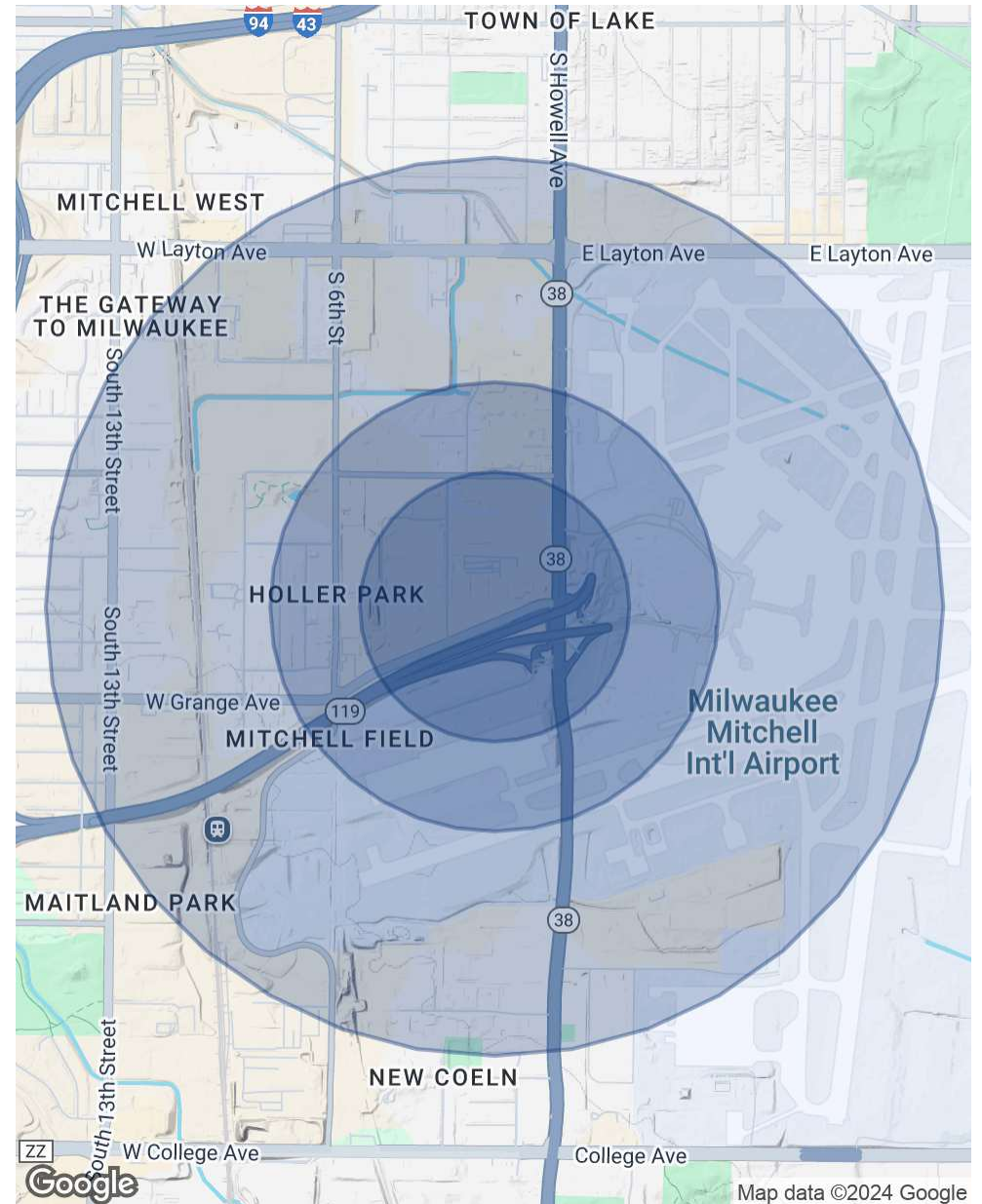
SECTION 3
DEMOGRAPHICS

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	19	367	3,088
Average Age	38	38	39
Average Age (Male)	38	38	39
Average Age (Female)	37	39	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	8	134	1,186
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$84,085	\$80,667	\$78,621
Average House Value	\$170,294	\$197,148	\$205,200

Demographics data derived from AlphaMap



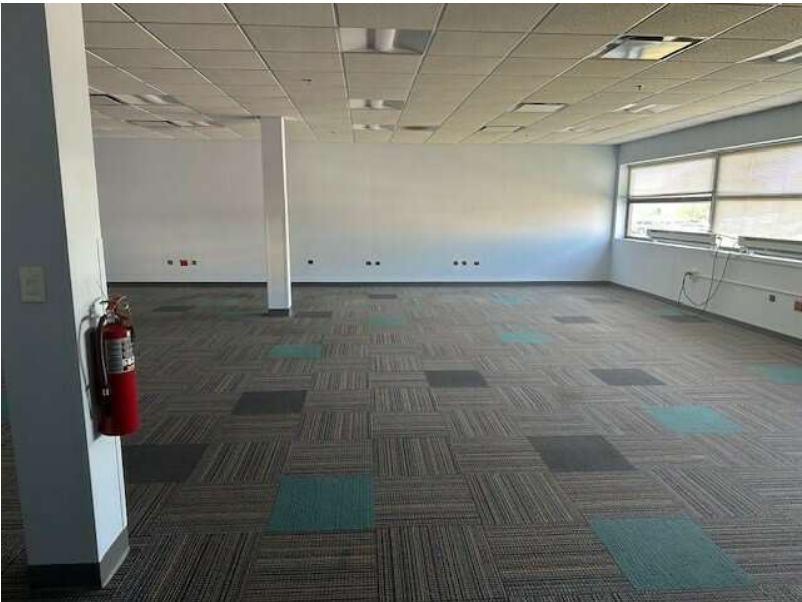


SECTION 4
OTHER INFORMATION

Photos - Exterior



Photos - Interior 1st Floor



Photos - Interior Lower Level



Photos - Mechanical



Wisconsin Licensing Information

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