

WAUWATOSA OFFICE BUILDING

11040 W BLUEMOUND ROAD, WAUWATOSA WI

FOR SALE



Brian Gingrass | 414-839-5694 | bgingrass@streamlinecre.com

Streamline
Commercial Real Estate

GENERAL INFORMATION

This two story multi-tenant office building is centrally located on Bluemound road in Wauwatosa and well suited for an owner occupant.

SALE PRICE	\$850,000 (includes parking lot to the east which is a separate tax key)
2025 ASSESSED VALUE	\$1,037,300 / \$160,800
EXISTING TENANTS	Wiemer Law Group, Cream City Dental, First Service Mortgage, Inc, Scott T. Hochmuth Insurance Agency
PARKING/ACCESS	Lower level garage parking and surface lot east of building.
SIGNAGE	Available on building
AMENITIES	Easy access to Hwy 45/41 and I-94, close proximity to Mayfair mall and the Wauwatosa Research Park. In-place tenant income.
TRAFFIC COUNTS	Approx. 28,000 vehicles per day (Bluemound Rd)

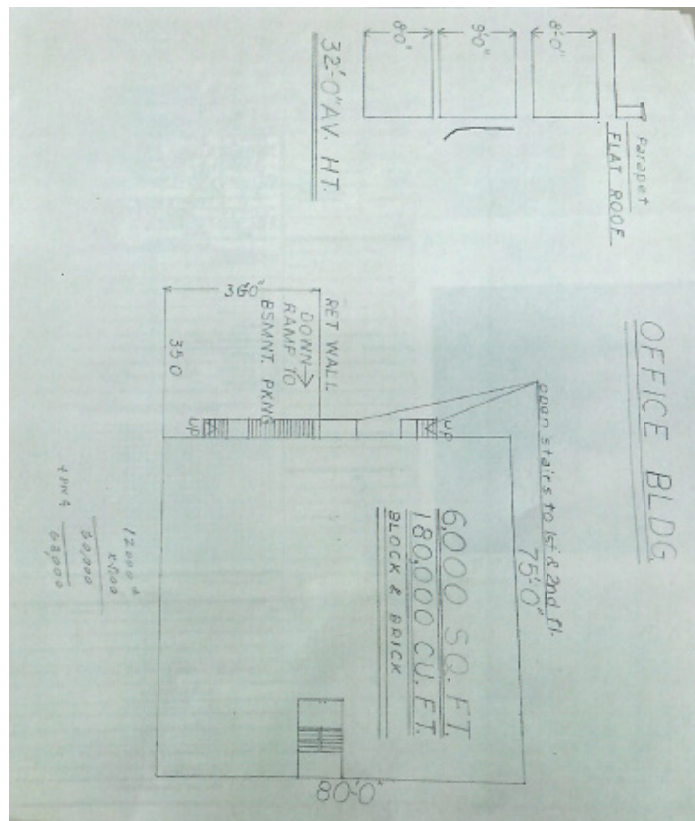
BUILDING/PROPERTY INFORMATION

ADDRESS	11040 W Bluemound Rd, Wauwatosa
TAX KEYS	4110093000 / 4110094000
YEAR BUILT	1962
ZONING	C2
GROSS BUILDING SIZE <small>(source: Wauwatosa Assessor)</small>	18,000 sq ft (approximately) Lower level parking - 6,000 sq ft 1st floor - 6,000 sq ft 2nd floor - 6,000 sq ft
FLOORS	Two floors, lower level parking garage
LAND SIZE	.22 acres or 9,601 sq ft / .1377 or 5,998 sq ft
EXTERIOR	Brick, masonry, glass
STRUCTURAL FRAME	Unknown
ROOF	EPDM
HVAC	Forced Air
ELEVATOR	No
SPRINKLERED	No
WATER	City

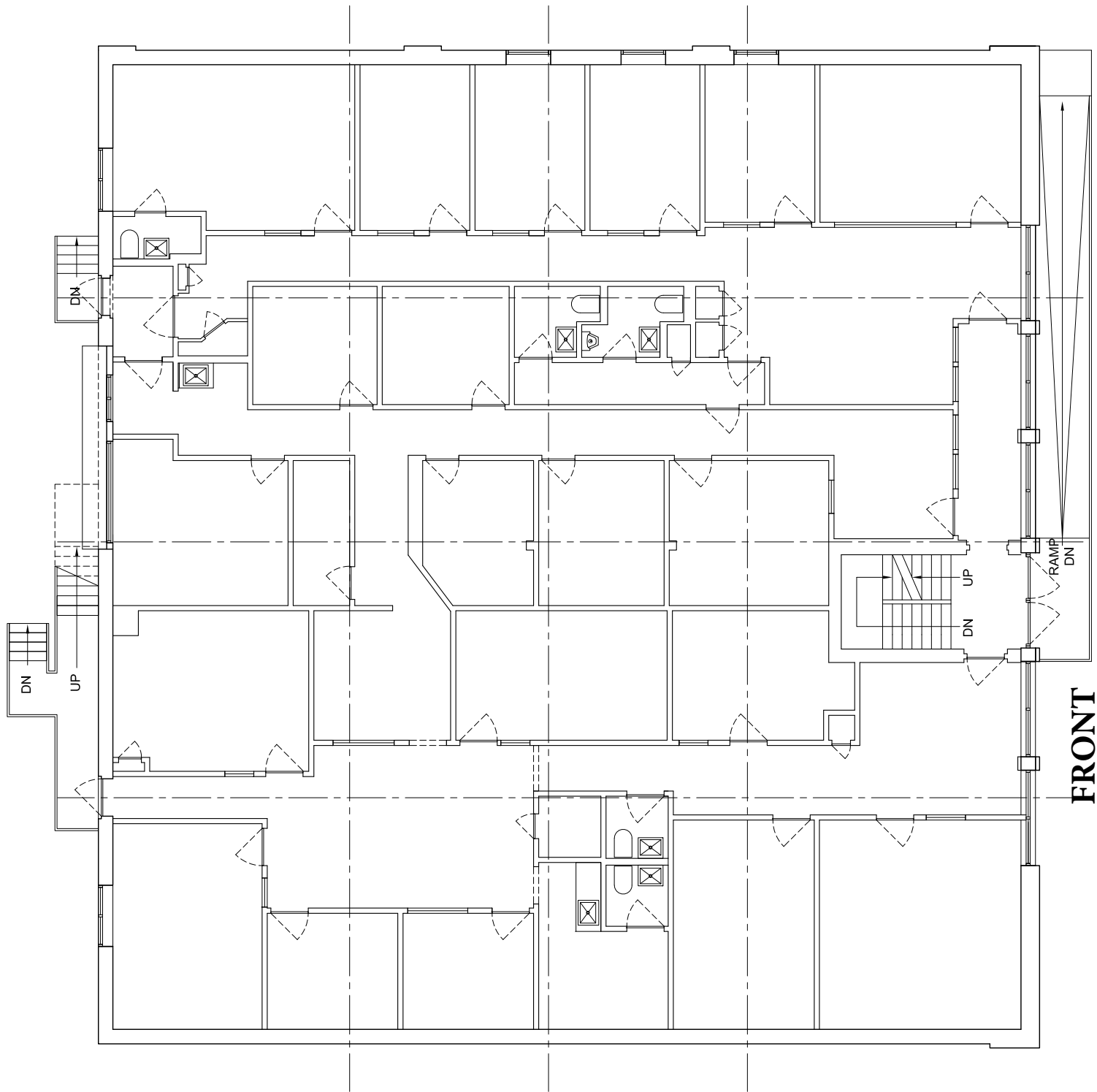
RENT ROLL

Suite	Floor #	Type	Tenant	Square Footage	Lease Start	Lease End	Current Rent Monthly	Current Rent Annually
100	1	Office	MacGillis Law Group	6,000	1/1/2013	Month-Month		
200	2	Office	Vacant	900				
201	2	Office	Cream City Dental	1,650	4/1/2018	04/31/2026	\$2,240.00	\$26,880.00
211	2	Office	First Service Mortgage, Inc/US Mortgage Corp	600	10/1/2008	Month-Month	\$700.00	\$8,400.00
214	2	Office	Scott T. Hochmuth Insurance Agency	400	5/1/2009	Month-Month	\$400.00	\$4,800.00
							\$3,340.00	\$40,080.00

BUILDING PLAN

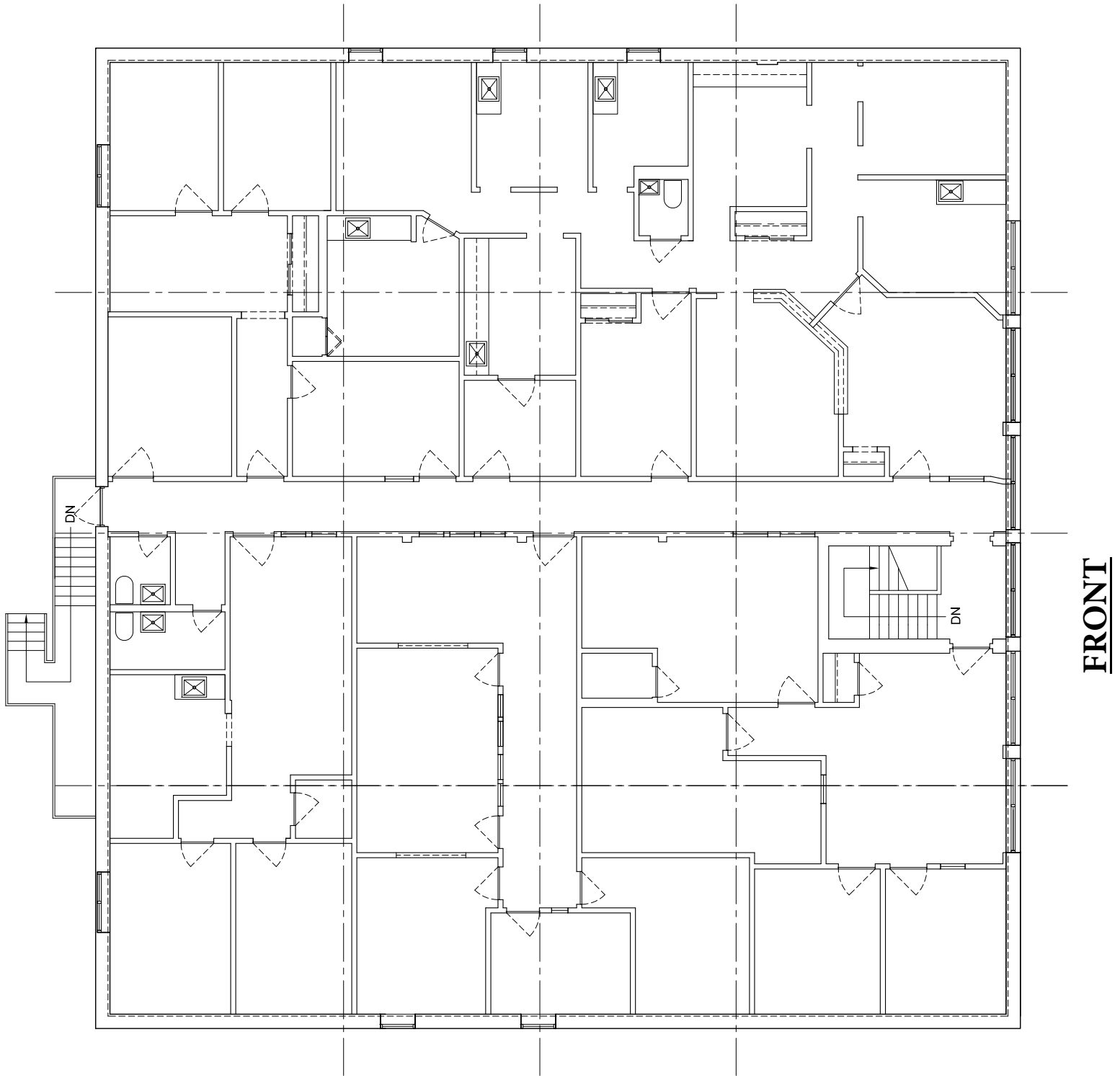


FLOOR PLAN
FIRST FLOOR



FLOOR PLAN

SECOND FLOOR



INTERIOR PHOTOS



FOR MORE INFORMATION CONTACT

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Information shown in this document is deemed reliable and accurate but Broker makes no warranty or representation as to the accuracy and therefore is subject to change.

INTERIOR PHOTOS



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EXTERIOR PHOTOS

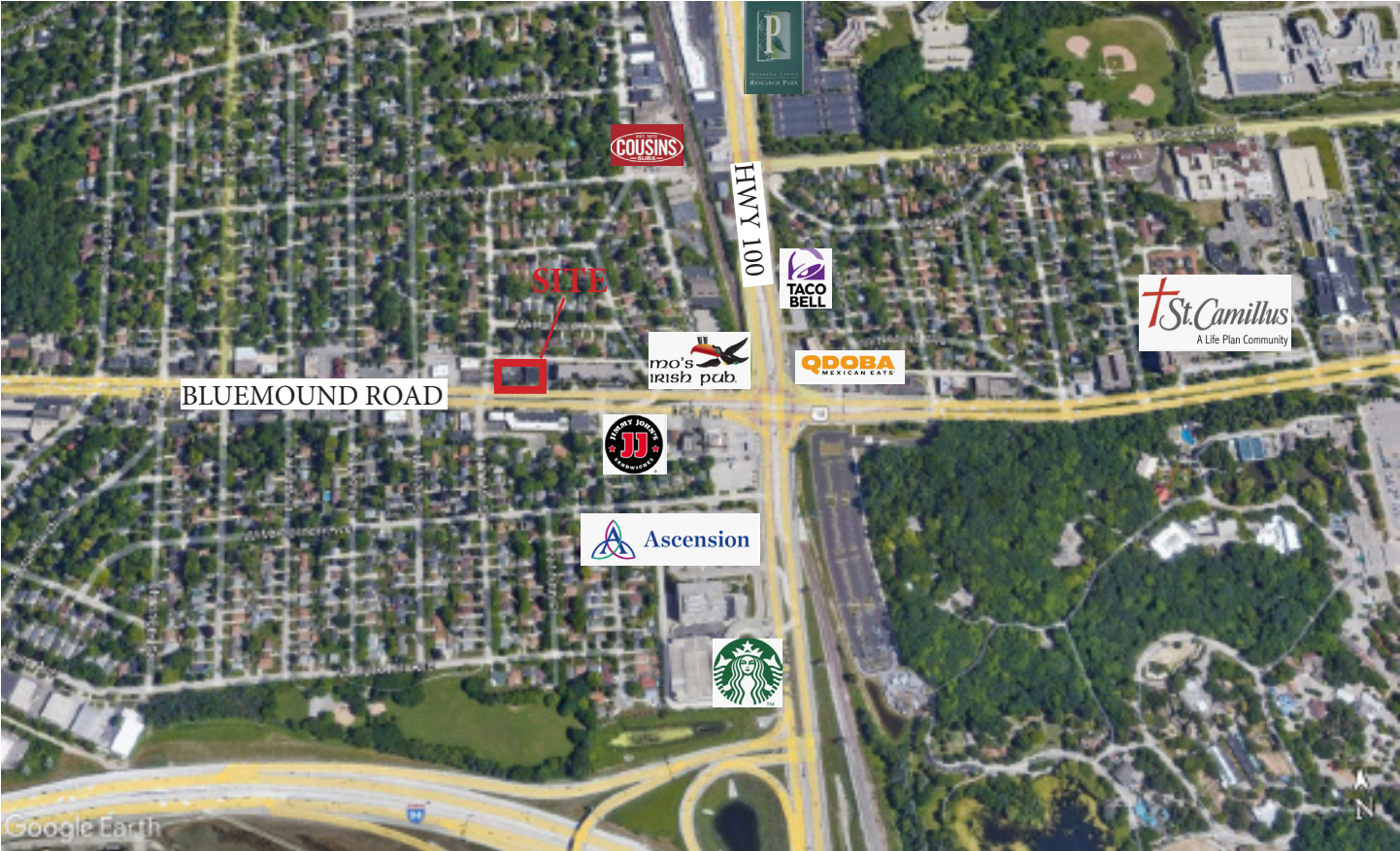


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AERIAL VIEW



BROKER DISCLOSURE TO CUSTOMERS

A broker may not negotiate on your behalf if you are not the broker's client unless the broker first provides to you a copy of the following written disclosure statement:

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

A broker has the duty to keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a reasonable person would want to be kept confidential, unless the information must be disclosed by law or the person whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular information. A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing brokerage services to the person.

The following information is required by law to be disclosed by the broker and may not be kept confidential:

- Material adverse facts. [See- Definitions]
- Information suggesting material adverse facts.
- Facts known (or which reasonably should be known) by a licensee which are materially inconsistent or contradictory to a seller's statements or an inspection or investigation report of a third party.

WISCONSIN DEPARTMENT OF SAFETY AND PROFESSIONAL SERVICES

LIST ANY SPECIFIC INFORMATION THAT YOU AS A CUSTOMER CONSIDER TO BE CONFIDENTIAL: _____

AT ANY TIME YOU MAY PROVIDE ADDITIONAL INFORMATION TO THE BROKER THAT YOU CONSIDER TO BE CONFIDENTIAL.

LIST ANY SPECIFIC INFORMATION THAT YOU AS A CUSTOMER CONSIDER TO BE NON-CONFIDENTIAL, WHICH MAY BE DISCLOSED BY A LICENSEE: _____

DEFINITIONS

"Material Adverse Fact" means an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "Adverse Fact" means a condition or occurrence that is generally recognized by a competent licensee as significantly and adversely affecting the value of the property, significantly reducing the structural integrity of improvements to real estate, presenting a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

TO BE COMPLETED BY AGENT:

Brian Gingrass of Streamline Commercial Real Estate are working as an agent of the (The Owner/
(agent name) (firm name)

~~Listing Broker) or (Buyer/Tenant) or (The Buyer's Broker) STRIKE TWO~~

ACKNOWLEDGEMENT OF RECEIPT BY CUSTOMER:

BY INITIALING AND DATING, THE CUSTOMER ACKNOWLEDGES RECEIPT OF A COPY OF THIS DISCLOSURE:

(x) _____ (x) _____
Customer Initials Date Print Name Customer Initials Date Print Name
