

INDUSTRIAL/COMMERCIAL
SALE OR LEASE
(PORTFOLIO OR INDIVIDUAL)
OPPORTUNITY

S. Howell Avenue
Milwaukee, Wisconsin

CONTACT

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TOTAL PORTFOLIO

SALE PRICE: ~~\$3,950,000~~ REDUCED
\$3,450,000

LEASE RATE: \$12.00/SF NNN



INDUSTRIAL/COMMERCIAL SALE OR LEASE OPPORTUNITY



POTENTIAL USES

- Multiple Recreational Uses
- Warehousing/Distribution/Transportation
- Hospitality Services
- Hotel/Banquet Hall/Conference Center/Wedding Venue
- Airport Services
- Retail Services
- Office/Medical
- Parking Lots or Structures
- Institutional
- Automotive Dealerships/Services

PROPERTY OVERVIEW

10+ Acres consisting of 3 Parcels

Asking Price:

**Price Reduced by \$500,000
for total Portfolio Purchase**

5917 S. HOWELL AVE

Commercial/Industrial Building
+/- 14,612 SF
Property Taxes: \$53,767.10

5937 S. HOWELL AVE

Retail Building
+/- 3,285 SF
Property Taxes: \$4,679.45

5941 S. HOWELL AVE

Industrial Shop Building
+/- 2,630 SF
Property Taxes: \$4,036.47

ZONING

Commercial/Industrial

TRAFFIC VOLUME

+/- 21,700 cpd on S. Howell Ave

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NOTES/FEATURES

- Existing Night Club/Event facility with commercial kitchen and liquor license.
- Historical fixtures throughout: The beautifully detailed U-shaped Bar is from the famous **John Ernst Pub/Restaurant**, Milwaukee; The Back Bar from **Pabst Brewing**, Milwaukee; Marble and Railings from the historic **Hotel Loraine**, Madison; The Rare Pink Brick used throughout the building was purchased from the original **County Stadium**, Milwaukee; Schlitz Terracotta Globe from historic **Schlitz Brewery**, Milwaukee; Railings and Doors from the historic **Blackstone Hotel**, Chicago; and light fixtures from **The Plankinton Arcade**, Milwaukee.
- Large Parking Lot (Fenced in)

ASKING PRICE: \$3,000,000

LEASE RATE: \$12.00/SF NNN

PROPERTY OVERVIEW

5917 S. Howell Avenue, Milwaukee, Wisconsin

BUILDING SIZE 14,612 SF

YEAR BUILT 1973

REMODELED 2000 - 2008

CONSTRUCTION Reinforced Concrete

ROOF Pitched Metal

LOT SIZE 10.34 Acres

TAX KEY NUMBER 687-9998-111



5917 S Howell Avenue Kitchen

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NOTES/FEATURES

- Vacant Retail or Office building.
- Frontage on Howell Avenue with easy access to the freeway.
- Separate shop building behind for Sales and Service uses.

PROPERTY OVERVIEW

5937 S. Howell Avenue, Milwaukee, Wisconsin

BUILDING SIZE	3,285 SF
LOT SIZE	0.23 Acres
CLEAR HEIGHT	18'
LOADING	(3) - 16'x14'; (1) - 14'x14'
ZONING	LB1
TAX KEY NUMBER	687-0832-000

ASKING PRICE: \$650,000

(Combined 5937 & 5941 S Howell Ave)

LEASE RATE: Negotiable

INDUSTRIAL/COMMERCIAL SALE OR LEASE OPPORTUNITY



NOTES/FEATURES

- Hard to find shop/storage building with heavy power.
- Two restrooms and office.
- Perfect for Sales & Service type business. Combine with retail building in front with shared access and additional parking.
- Close to freeway access.
- Next to Milwaukee Mitchell International Airport.

ASKING PRICE: \$650,000

(Combined 5937 & 5941 S Howell Ave)

LEASE RATE: Negotiable

PROPERTY OVERVIEW

5941 S. Howell Avenue, Milwaukee, Wisconsin

BUILDING SIZE	2,630 SF
LOT SIZE	0.112 Acres
LOADING	(1) Drive-In Door
POWER	3 Phase/480 Volt
TAX KEY NUMBER	687-0831-000-3



5941 S Howell Shop Building



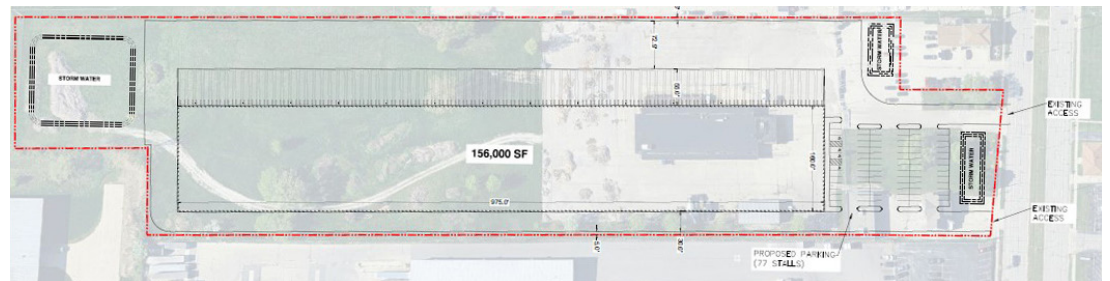
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DEVELOPMENT CONCEPT

5941 S. Howell Avenue, Milwaukee, Wisconsin

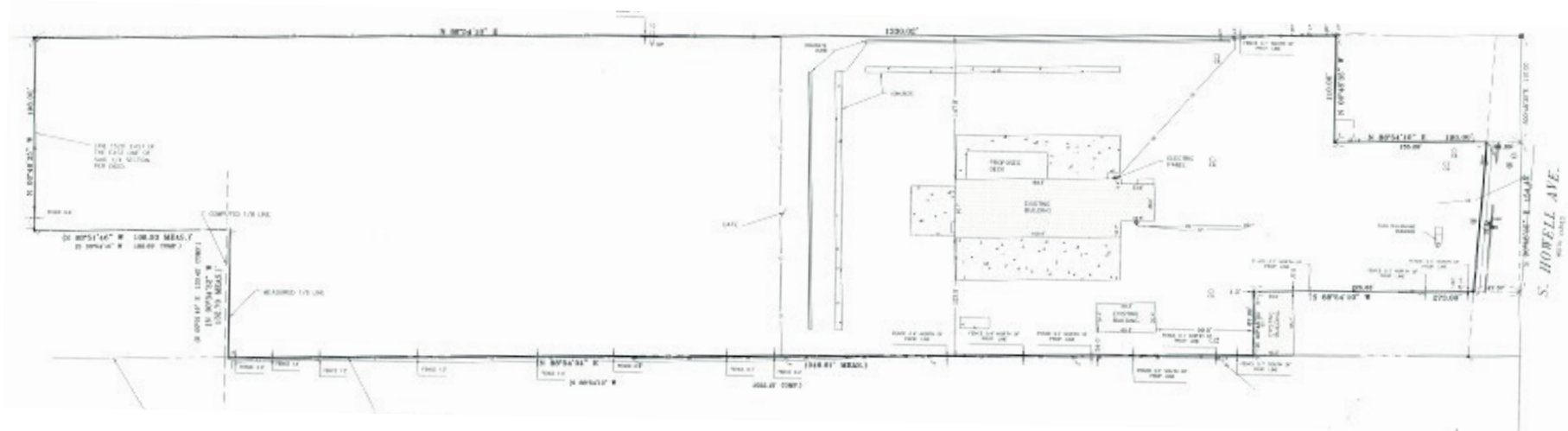
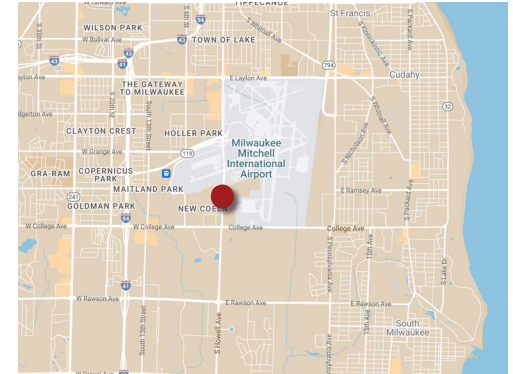
- Conceptual Multi-use or Industrial Development.
- Historical “Landmark Inn” pub and restaurant at the main entrance (5905 S. Howell Avenue).
- Large event center/banquet hall and storage buildings in the rear of the property (5917 S. Howell Avenue).
- Large parking lot to accommodate large events or outside storage.
- Ideal for indoor/outdoor recreational uses.

Conceptual Industrial Warehouse/Distribution Facility up to 150,000 SF



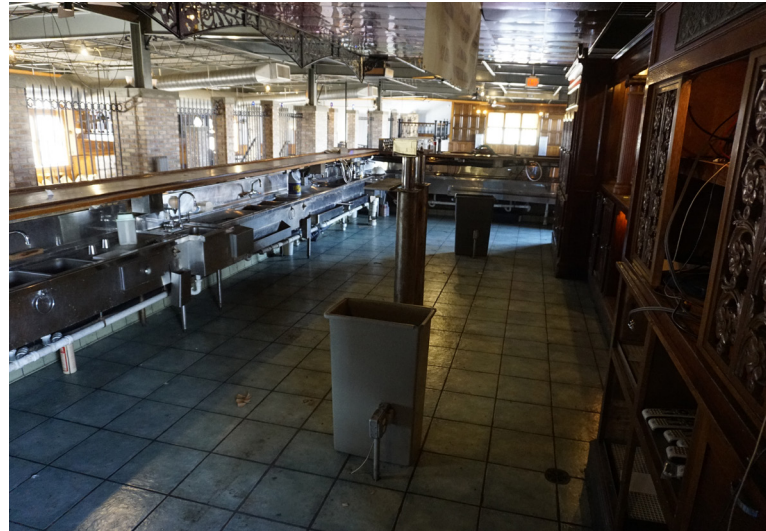
AERIAL OVERVIEW

S. Howell Avenue, Milwaukee, Wisconsin



PROPERTY PHOTOS

5917 S. Howell Avenue, Milwaukee, Wisconsin



PROPERTY PHOTOS

5917 S. Howell Avenue, Milwaukee, Wisconsin



Historical fixtures throughout:

The beautifully detailed U-shaped Bar is from the famous **John Ernst Pub/Restaurant**, Milwaukee;

The Back Bar from **Pabst Brewing**, Milwaukee;

Marble and Railings from the historic **Hotel Loraine**, Madison;

The Rare Pink Brick used throughout the building was purchased from the original **County Stadium**, Milwaukee;

Schlitz Terracotta Globe from historic **Schlitz Brewery**, Milwaukee;

Railings and Doors from the historic **Blackstone Hotel**, Chicago;

Light Fixtures from **The Plankinton Arcade**, Milwaukee.



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.*)

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.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

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