

FOR SALE

124 E RAWSON AVE

Oak Creek, WI 53154



SALE PRICE

\$675,000

Will Klumb

(262) 389-4924

will@teamklumb.com

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Oak Creek, WI 53154



OFFERING SUMMARY

Sale Price:	\$675,000
Lot Size:	1.95 Acres
Tax Key:	7339005000
Zoning:	B-4 General Business District
Traffic Counts:	23,400 (S Howell Ave) 19,700 (Rawson Ave)

PROPERTY OVERVIEW

+/- 1.95 Acres near the corner of Rawson Ave and Howell Ave in Oak Creek. The zoning allows for a variety of uses, including retail, automotive, medial, office, and multi-family with ground floor retail. The whole corner is available with the addition of the half-acre parcel on the corner (listed by another brokerage).

PROPERTY HIGHLIGHTS

- High Traffic Intersection
- +/- 330 FT of frontage on Howell Ave
- Permissive B-4 Zoning

OTHER RESOURCES

[Zoning Code](#)

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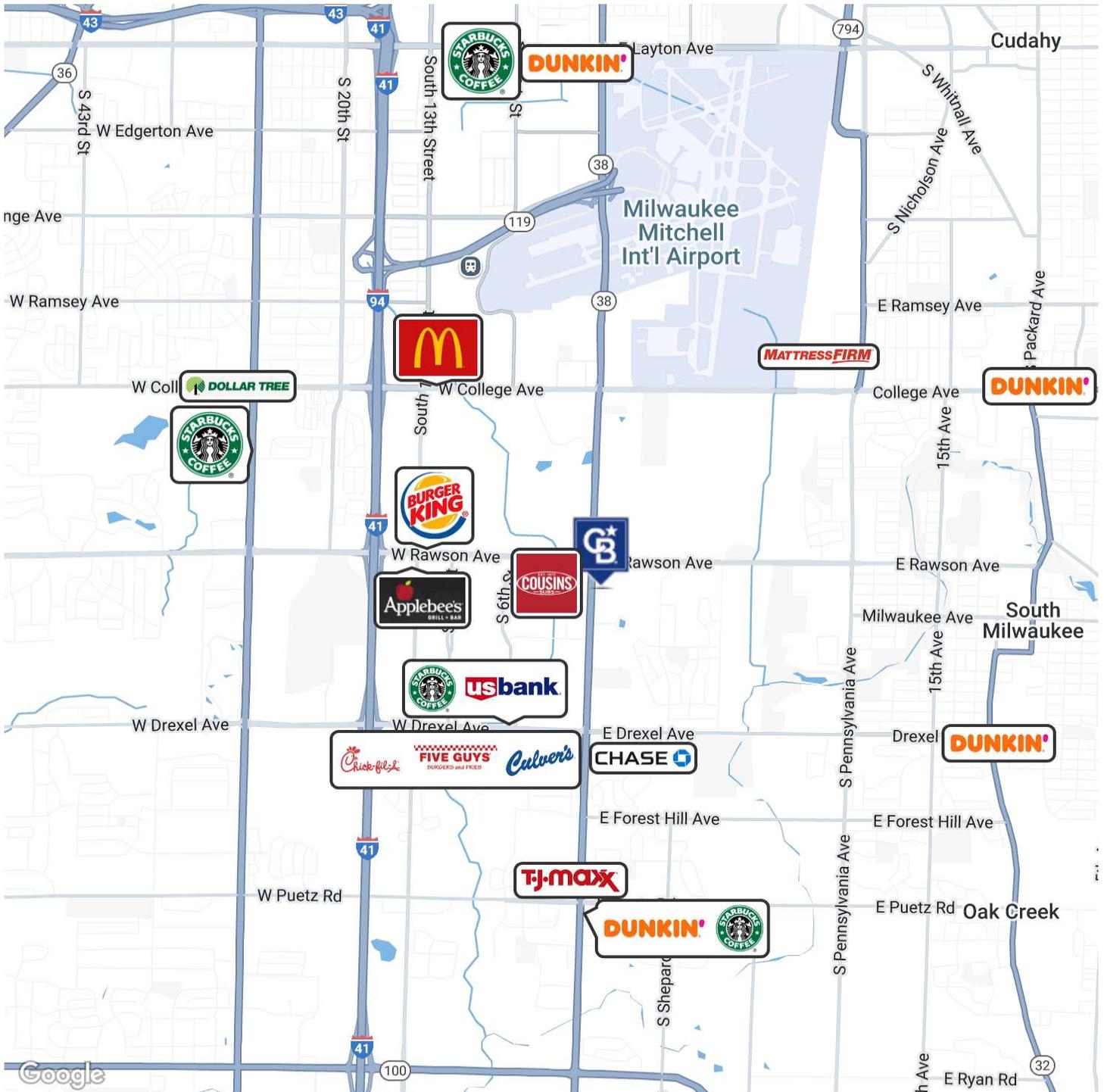


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RETAILER MAP

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S-22-04-3-0010

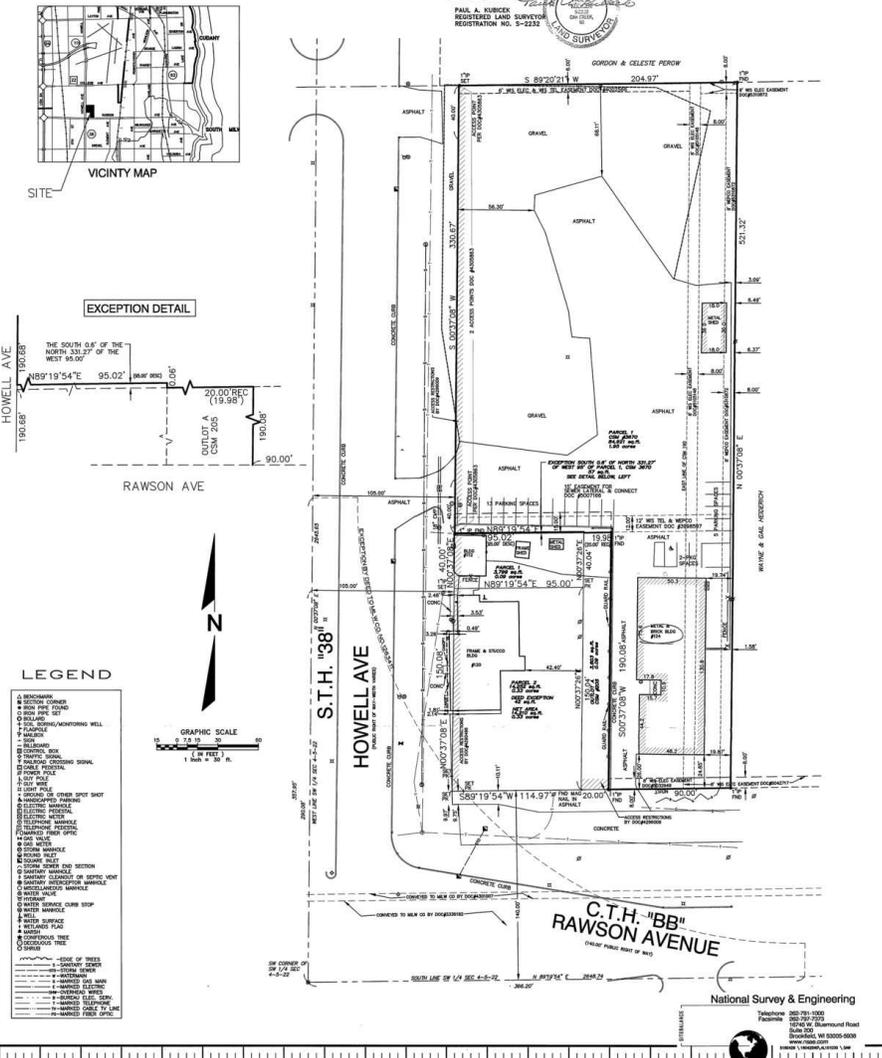
ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 124 EAST RAWSON AVENUE, CITY OF OAK CREEK, MILWAUKEE COUNTY, WISCONSIN
PARCEL 1 OF CERTIFIED SURVEY MAP NO. 3670, BEING A REDIVISION OF LOT 1 OF CERTIFIED SURVEY MAP NO. 190 AND A PART OF THE SOUTHWEST 1/4 OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 22 EAST, IN THE CITY OF OAK CREEK, COUNTY OF MILWAUKEE AND STATE OF WISCONSIN, RECORDED JULY 10, 1979, AS DOCUMENT NO. 5327097, EXCEPTING THE SOUTH 0.6 FEET OF THE NORTH 531.27 FEET OF THE WEST 95 FEET.
SURVEY NO. 160426-DAW
MARCH 15, 2002
RAYMOND TEGLA REVOCABLE TRUST

- NOTES:
- BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF SECTION 5 WHICH IS ASSUMED TO BEAR NORTH 0°37'00" EAST
 - THIS SURVEY WAS PREPARED BASED ON LAWYER'S TITLE INSURANCE CORPORATION TITLE COMMITMENT NO. 153330, EFFECTIVE DATE OF MAY 21, 1990, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:
 - EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY BY INSTRUMENT RECORDED ON JUNE 14, 1957 IN REEL/VOLUME 3709, IMAGE/PAGE 583, AS DOCUMENT NO. 3988684. DOES NOT AFFECT SITE.
 - EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY BY INSTRUMENT RECORDED ON JANUARY 11, 1963 IN REEL/VOLUME 62, IMAGE/PAGE 80, AS DOCUMENT NO. 3988597. AFFECTS SITE BY LOCATION - SHOWN
 - EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY AND WISCONSIN TELEPHONE COMPANY BY INSTRUMENT RECORDED ON FEBRUARY 1, 1963 IN REEL/VOLUME 69, IMAGE/PAGE 536, AS DOCUMENT NO. 4002566. AFFECTS SITE BY LOCATION - SHOWN
 - AWARD OF DAMAGES CONTAINED IN INSTRUMENT RECORDED FEBRUARY 10, 1967, IN REEL 346, IMAGE 369, AS DOCUMENT NO. 4501001. DOES NOT AFFECT SITE BY LOCATION - SHOWN
 - VEHICULAR ACCESS RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED MARCH 14, 1967, IN REEL 350, IMAGE 436, AS DOCUMENT NO. 4305863. AFFECTS SITE BY LOCATION - SHOWN

- EASEMENT CONTAINED IN INSTRUMENT RECORDED JUNE 7, 1976 IN REEL 932, IMAGE 1892, AS DOCUMENT NO. 5007166, FOR THE PURPOSE OF INSTALLING A SEWER LATERAL AFFECTING THE SOUTH 15 FEET OF THE WEST 115 FEET OF INSURED PREMISES. AFFECTS SITE BY LOCATION - SHOWN
 - EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY BY INSTRUMENT RECORDED ON AUGUST 30, 1976 IN REEL/VOLUME 950, IMAGE/PAGE 488, AS DOCUMENT NO. 5032949. AFFECTS SITE BY LOCATION - SHOWN
 - EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY BY INSTRUMENT RECORDED ON OCTOBER 1, 1976 IN REEL/VOLUME 963, IMAGE/PAGE 1624, AS DOCUMENT NO. 5042717. AFFECTS SITE BY LOCATION - SHOWN
 - EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY BY INSTRUMENT RECORDED ON JUNE 1, 1977 IN REEL/VOLUME 1019, IMAGE/PAGE 151, AS DOCUMENT NO. 5100148. AFFECTS SITE BY LOCATION - SHOWN
 - EASEMENT GRANTED TO WISCONSIN ELECTRIC POWER COMPANY BY INSTRUMENT RECORDED ON JUNE 14, 1979 IN REEL/VOLUME 1202, IMAGE/PAGE 591, AS DOCUMENT NO. 5310875. AFFECTS SITE BY LOCATION - SHOWN
3. ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF OAK CREEK, COMMUNITY PANEL NO. 530279 0002B, EFFECTIVE DATE OF SEPTEMBER 28, 1978, THIS SITE FALLS IN ZONE C (AREAS OF MINIMAL FLOODING)
4. THERE ARE 20 REGULAR PARKING SPACES AND 1 HANDICAPPED SPACE MARKED ON THIS SITE
5. THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY - SITE IS ZONED IN HIGHWAY BUSINESS DISTRICT
- FRONT SETBACK - 25'
SIDEYARD SETBACK - 15'
REAR YARD SETBACK - 25'
MAXIMUM HEIGHT - 50'

TO RAYMOND TEGLA REVOCABLE TRUST
LAWYER'S TITLE INSURANCE CORPORATION
THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH "MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS," JOINTLY ESTABLISHED AND ADOPTED BY ALTA, ACMA AND NEPS, IN 1999 AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 OF TABLE "A" THEREOF. PURSUANT TO THE ACCURACY STANDARDS ADOPTED BY ALTA, ACMA AND NEPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, UNDERSIGNED FURTHER CERTIFIES THAT PROPER FIELD PROCEDURES, INSTRUMENTATION, AND ADEQUATE SURVEY PERSONNEL WERE EMPLOYED IN ORDER TO ACHIEVE RESULTS COMPARABLE TO THOSE OBTAINED IN THE "MINIMUM ANGLE, DISTANCE, AND CLOSURE REQUIREMENTS FOR SURVEY MEASUREMENTS" WHICH CONTROL LAND BOUNDARIES FOR ALTA/ACSM LAND TITLE SURVEYS IN ACCORDANCE TO THE BEST OF MY KNOWLEDGE AND BELIEF.
MARCH 15, 2002
PAUL A. KUBICEK
REGISTERED LAND SURVEYOR
REGISTRATION NO. S-2232



National Survey & Engineering

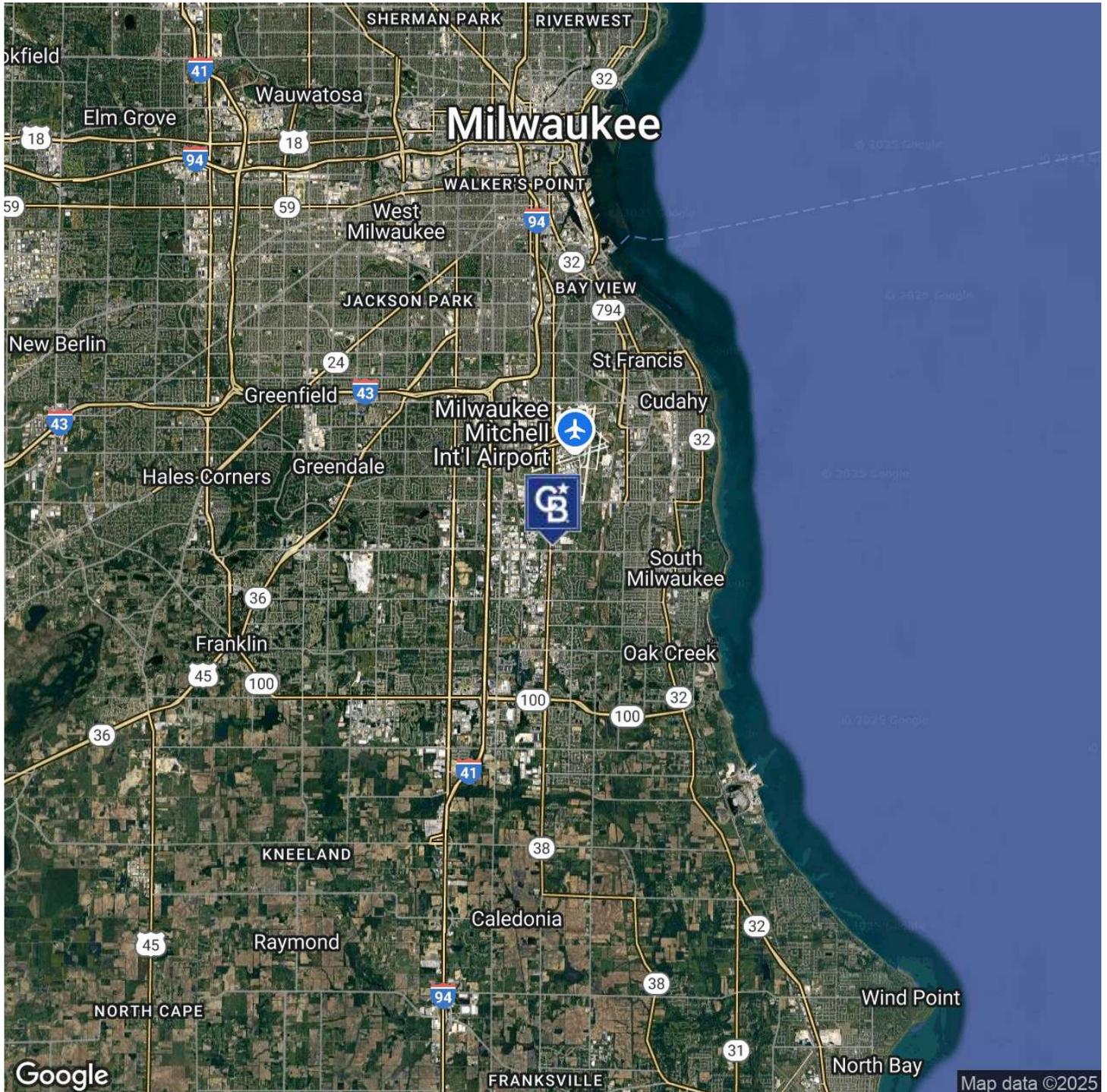
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AERIAL MAP

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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.

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