

1245-1247 N Water Street

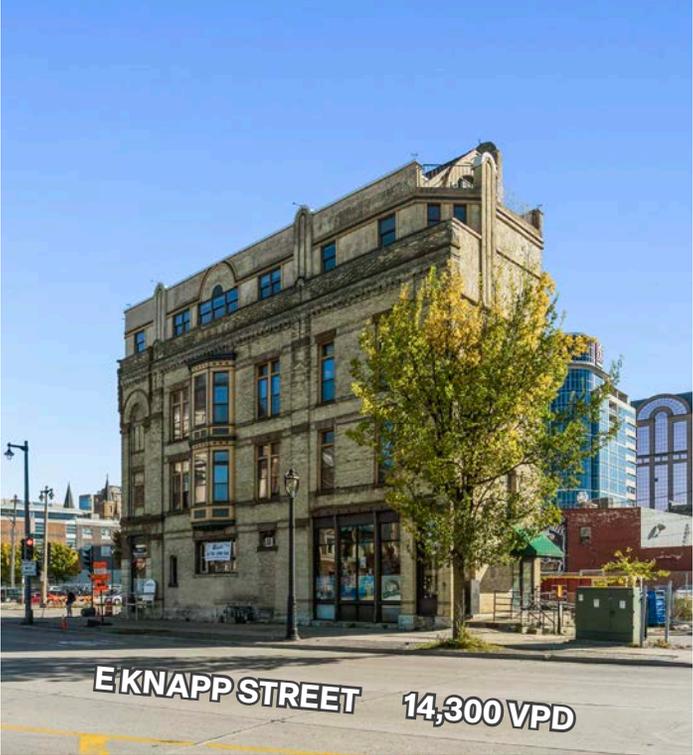
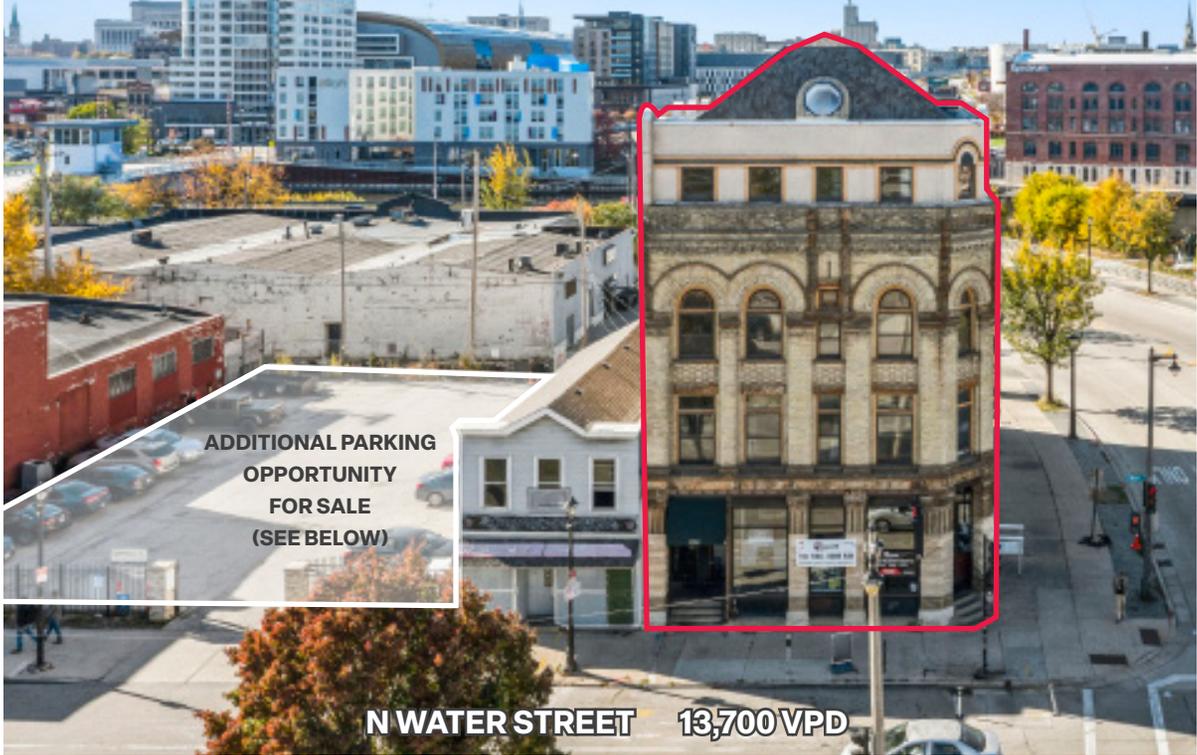
MILWAUKEE, WISCONSIN



N WATER STREET
13,700 VPD

E KNAPP STREET
14,300 VPD

FOR SALE 12,566 SF | HISTORIC RESTAURANT & OFFICE BUILDING **CBRE**



RETAIL STOREFRONT / OFFICE BUILDING

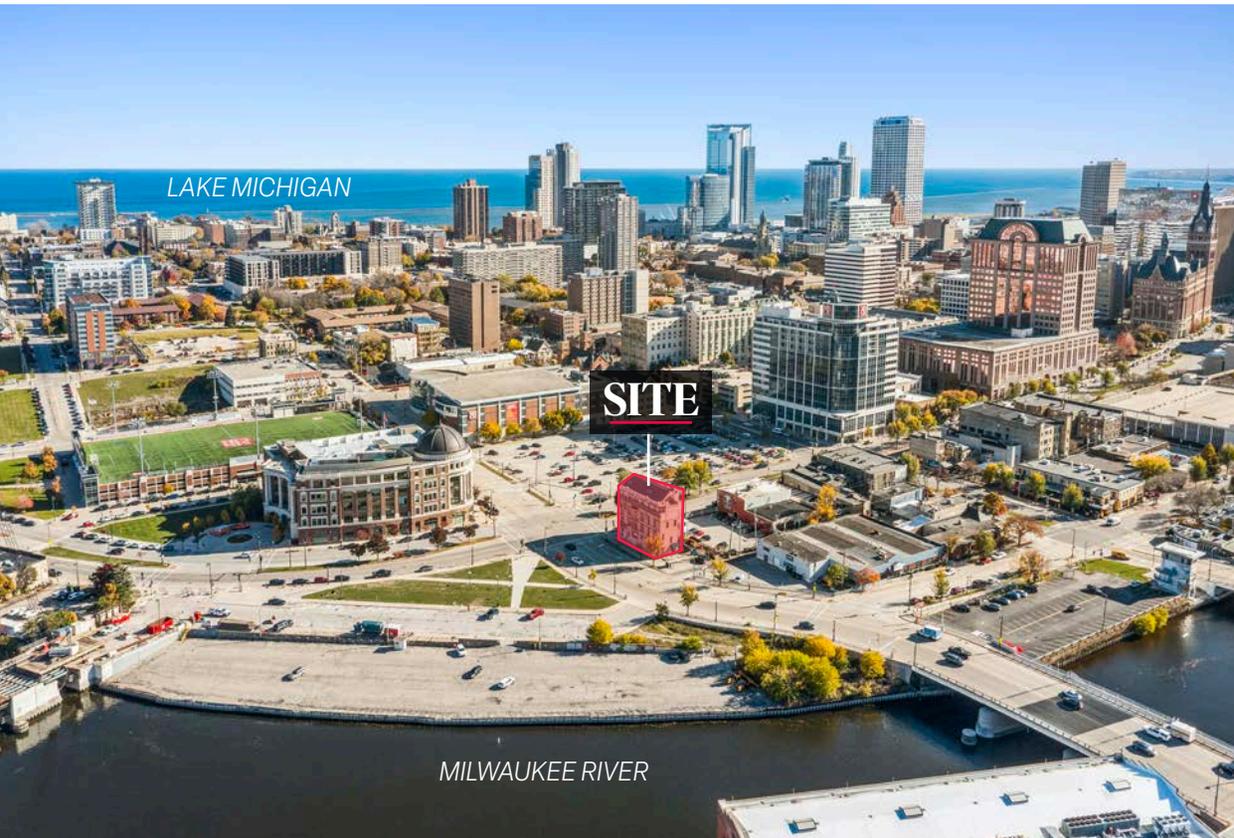
Located at 1245-1247 N Water Street in Milwaukee, Wisconsin, this property features first floor restaurant space with office space on the top three floors, totaling 12,566 square feet. Constructed in 1890, the building showcases Romanesque Revival architectural elements, with its original Cream City brick facade largely intact. This excellent downtown location provides walking access to numerous restaurants, entertainment venues, and the Milwaukee Riverwalk.

- **Situated at the lighted intersection of N Water Street & E Knapp Street**
- **Additional Parking Opportunity** - The parking lot at 1233 N Water Street just to the south of the building is also for sale. Contact Broker for details.

PROPERTY OVERVIEW	
Building Size	12,566 SF
Lot Size	0.11 Acre
Stories	4
Parking Spaces	5 - Surface
Year Built	1890
Zoning	RED - Redevelopment Zoning District
Parcel ID	39221310008
Sale Price: \$1,250,000	

BUILDING PHOTOS





LAKE MICHIGAN

SITE

MILWAUKEE RIVER



DOWNTOWN MILWAUKEE

Downtown Milwaukee offers a dynamic, walkable urban core that seamlessly blends historic charm with modern development. Anchored by the state-of-the-art Fiserv Forum, which serves as a major entertainment hub, the area draws consistent foot traffic from residents and visitors attending major sports events, concerts, and conventions. A growing residential population and a strong daytime workforce contribute to a vibrant atmosphere, further enhanced by the Milwaukee Riverwalk that winds through the heart of the city. This energetic district features a diverse mix of office towers, upscale hotels, modern apartments, and significant cultural landmarks.

October 2025 Metrics



25.8K
TOTAL RESIDENTS
(2023 Census)



6.2 M
TOTAL VISITS
(Represents **out-of-market visitors**:
Those who visit but do not live or work
downtown)



64.1K
EMPLOYEE VISITS
(STI : Workplace 2024)



6
NEW STORE OPENINGS
(2025)



487
**TOTAL STORES &
RESTAURANTS**

Source: Placer.ai & Fast Reports

WEST FACING AERIAL, DEMOGRAPHICS & TRAFFIC COUNTS



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	35,949	197,410	416,217
Average Household Income	\$97,745	\$73,963	\$83,325
Daytime Population	82,258	244,604	437,590

TRAFFIC COUNTS	VPD
N Water Street	13,700
E Knapp Street	14,300



CONTACT US

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CBRE - MILWAUKEE

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CBRE

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State of Wisconsin Broker Disclosure To Non-Residential Customers



Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

Broker Disclosure to Customers

You are the 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 the 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 prove 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 (see “Definition of Material Adverse Facts” below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your 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 & 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(l) of the Wisconsin Statutes.

Confidentiality Notice to Customers

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see “definition of material adverse facts” below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

(Insert information you authorize to broker to disclose such as financial qualification information)

Consent to Telephone Solicitation

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers: _____

Sex Offender Registry

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.<http://offender.doc.state.wi.us/public/> or by phone at (608) 240-5830.

Definition of Material Adverse Facts

A “material adverse fact” is defined in Wis. Stat. 452.01 (5g) as 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” is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present 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.

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