



# For Sale

11301 W Lake Park Drive  
Milwaukee, WI 53224

## Owner-User OR Multi-Tenant Investment Opportunity

Building Size	40,020 SF
Stories	1
Lot Size	6.65 AC
Parking	8.55/1,000 SF
Zoning	PD
Tax Key	077008200
Taxes (2024)	\$38,843
Sale Price	\$1,400,000

### Contact us:

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**Colliers | Wisconsin**

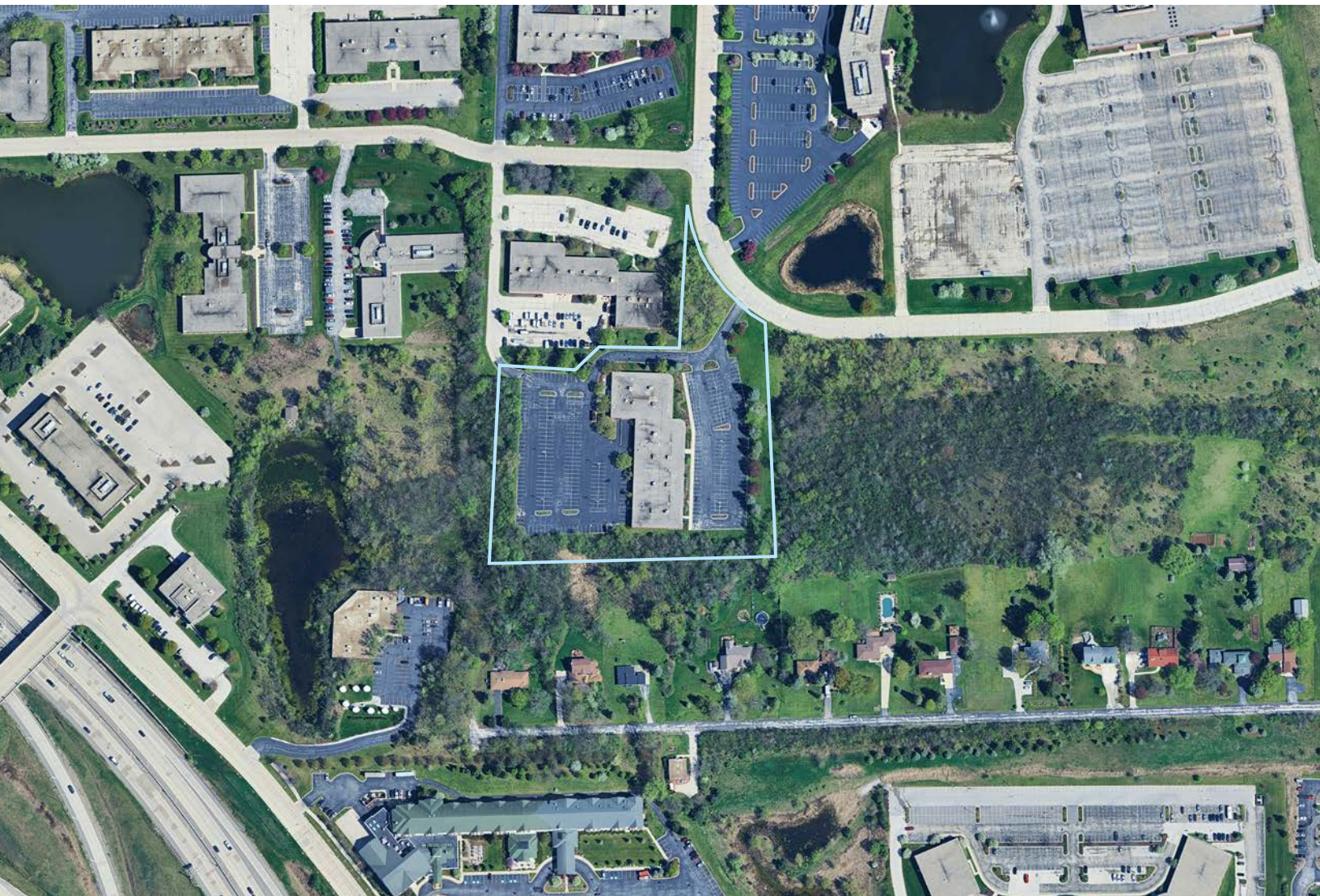
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## Property Highlights

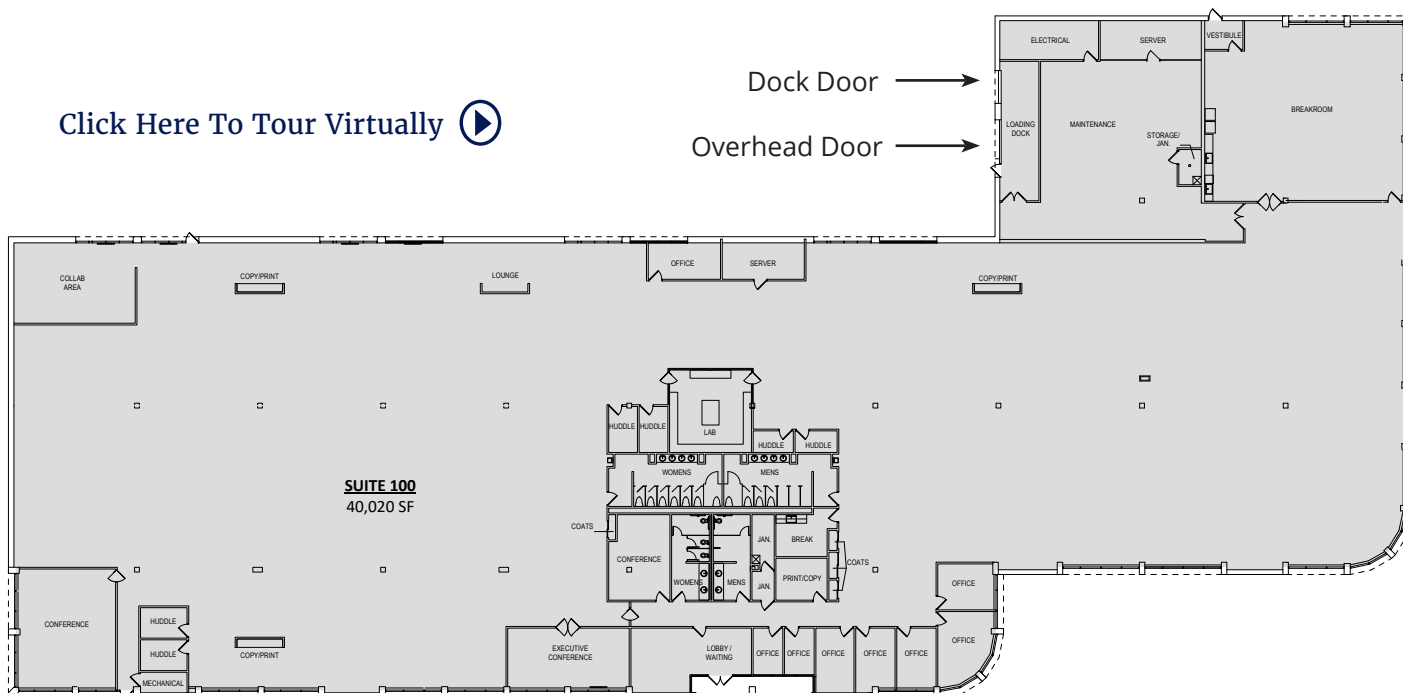
- Single-story Flex building with an abundance of glass line
- Existing backup generator and UPS system available
- 1 Existing Loading Dock and 1 Drive-In Door
- Existing High density layout with training and conference facility
- Outdoor patio seating
- Well located along Highway 45 with quick access to downtown Milwaukee as well as west and northern suburbs
- Huge parking field (8.55 parking spaces/1,000 SF). Ability to expand the building as needed.

## Location

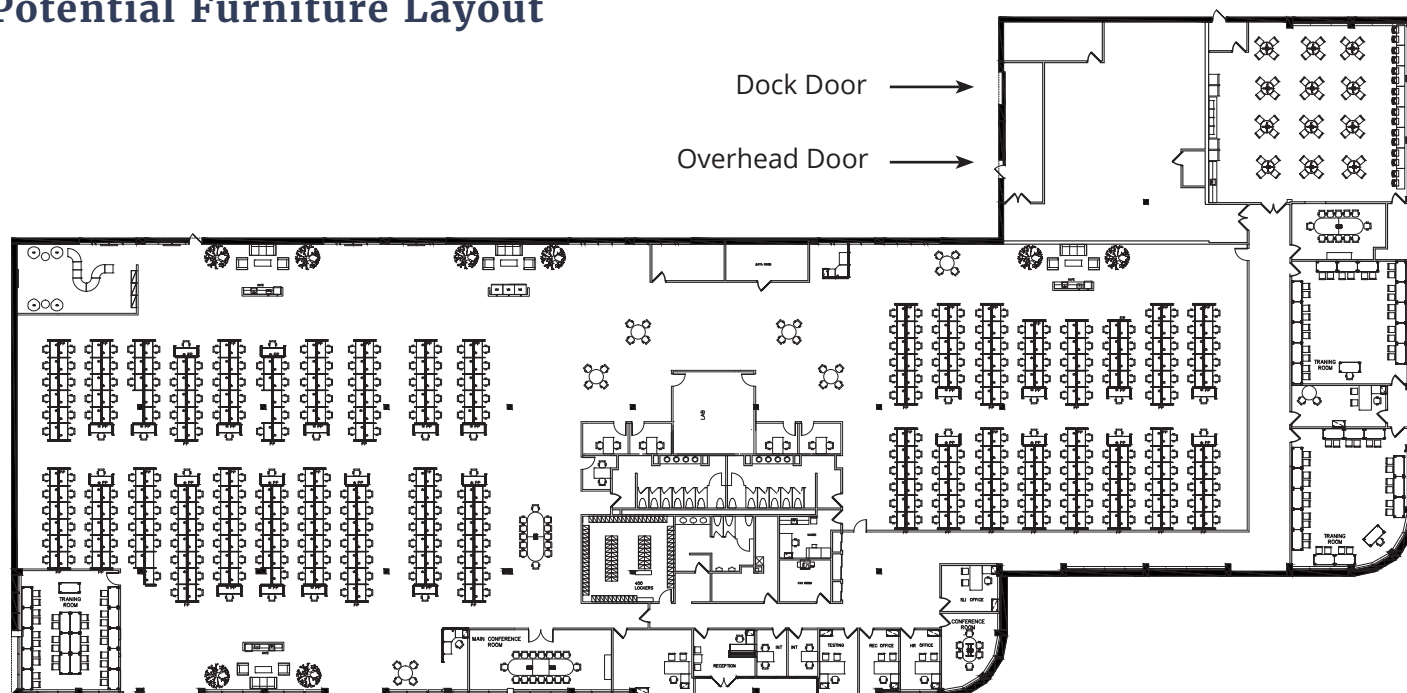


## Floor Plan

[Click Here To Tour Virtually](#) 

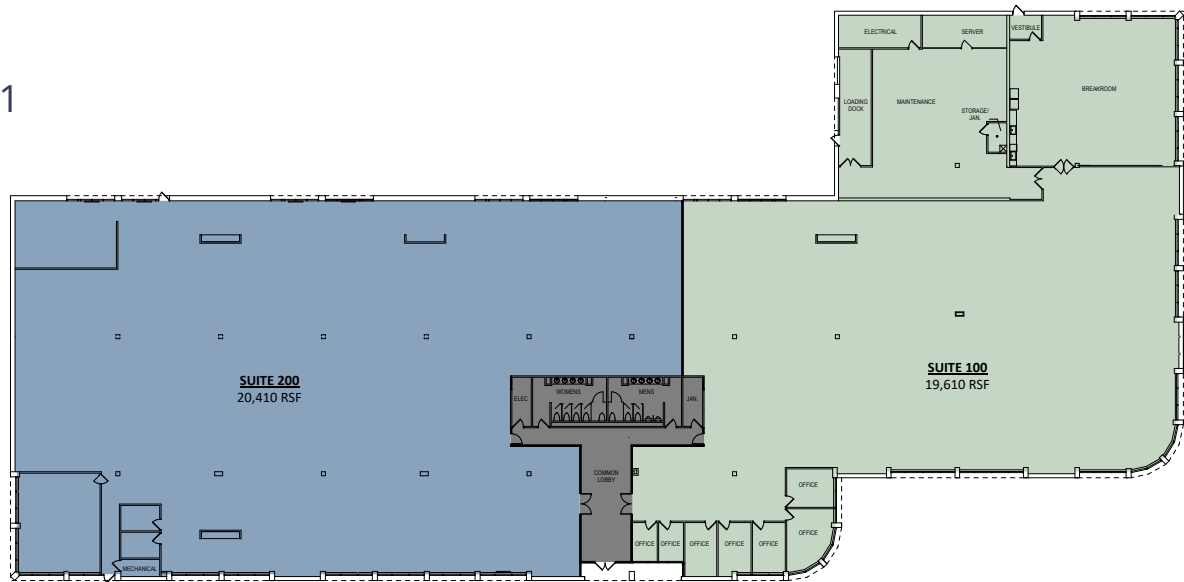


## Potential Furniture Layout

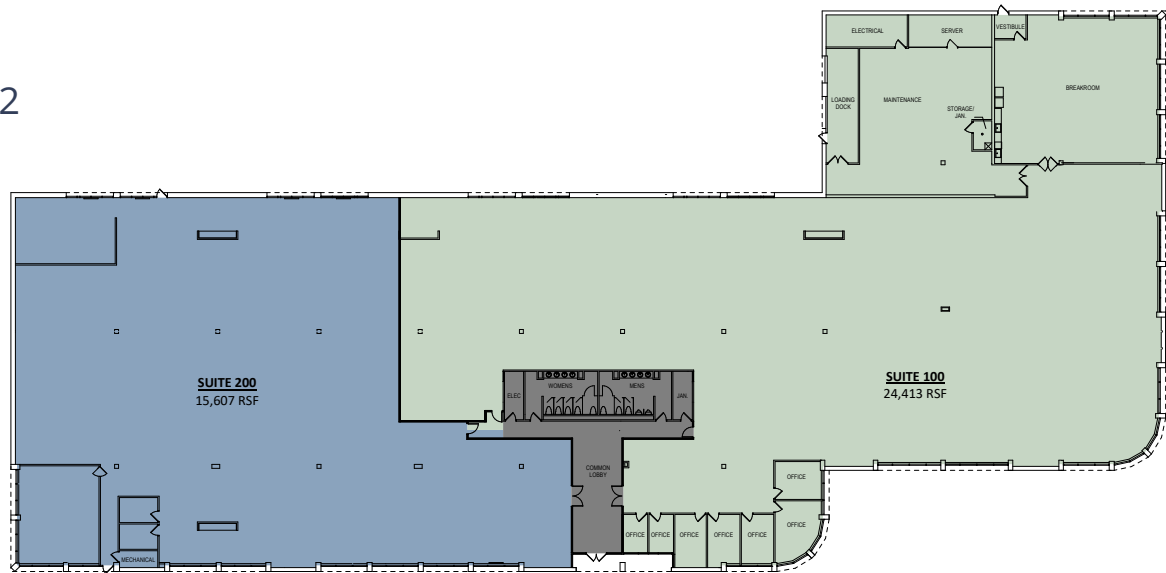


# Potential Multi-Tenant Plans

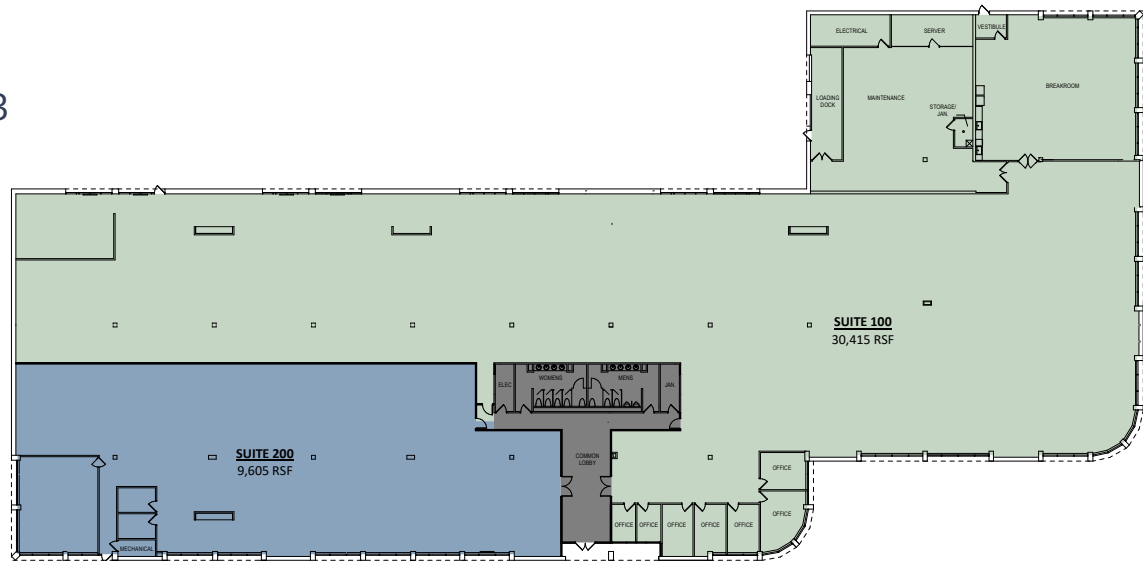
Option 1



Option 2

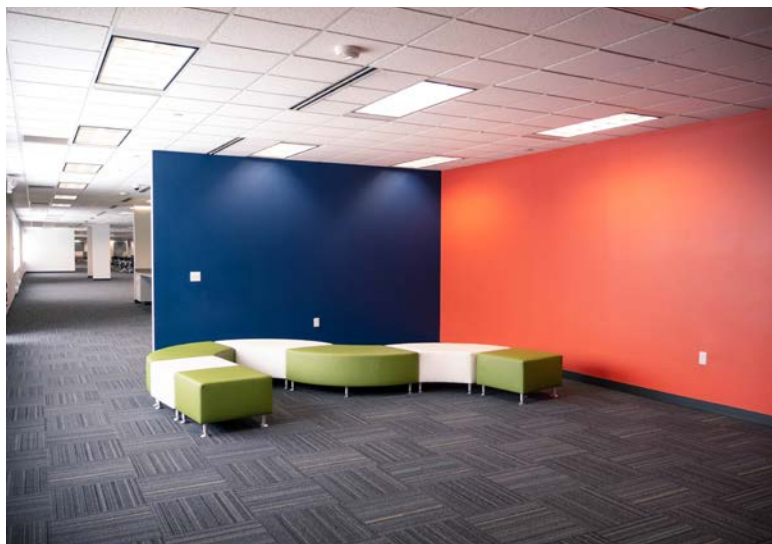


Option 3





## Property Photos



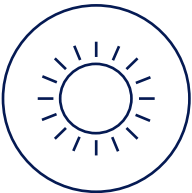


# Area Amenities & Demographics



## Population

1 mi: 3,790  
3 mi: 53,985  
5 mi: 167,688



## Daily Population

1 mi: 6,075  
3 mi: 72,529  
5 mi: 194,166



## Households

1 mi: 1,693  
3 mi: 21,545  
5 mi: 68,114



## Household Income

1 mi: \$76,193  
3 mi: \$73,226  
5 mi: \$71,071



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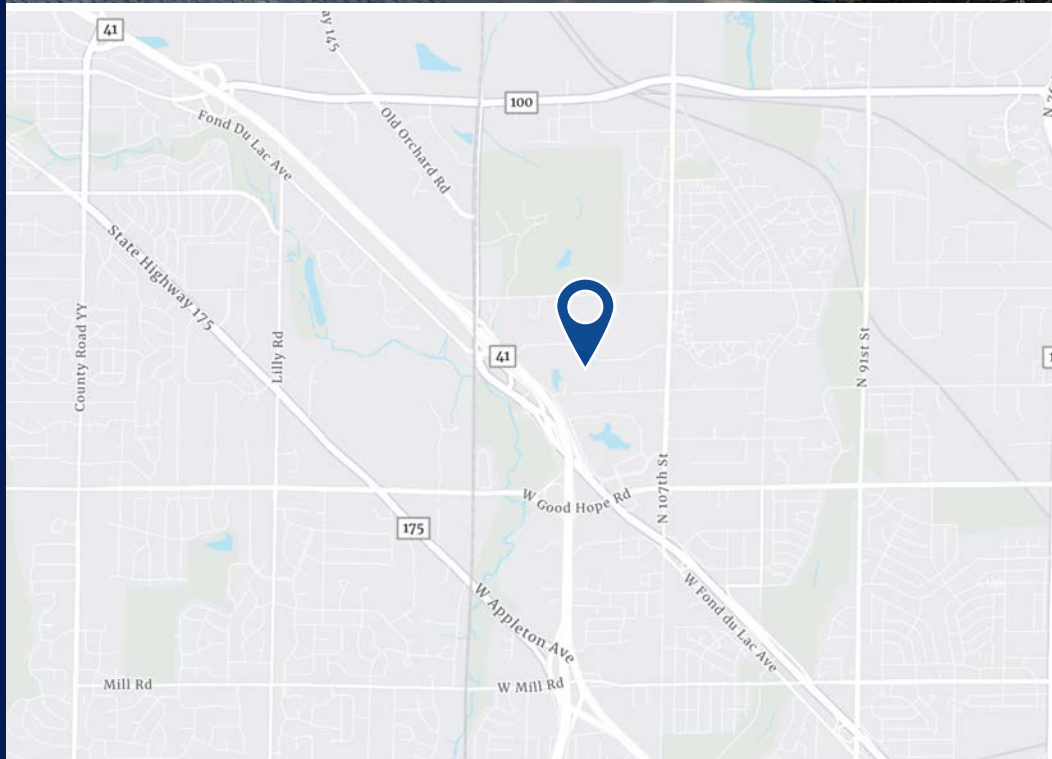
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