

FOR SALE

OFFICE/RETAIL CONDOS


TRANSWESTERN
REAL ESTATE
SERVICES

1801 & 1805 NORTH DR. MARTIN LUTHER KING JR. DRIVE
MILWAUKEE, WI 53212



Sale Information:

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GENERAL INFORMATION

Rare opportunity to own exceptional storefront office/retail condominium spaces on vibrant Dr. Martin Luther King Jr. Drive with easy on-site and unmetered street parking! Located in the heart of the Brewer's Hill/Bronzeville commercial district and a stone's throw from the Deer District and everywhere else you want to be, these units offer attractive and versatile commercial spaces for retail, showroom, or retail/office work environments. Absolutely a must-see for any organization or retailer needing affordable high-visibility, move-in ready space. This beautifully renovated turn-of-century building offers a high profile, easy-to-find location with convenient freeway access (Marquette exchange for I43 north /south & I94 east/west) plus immediate proximity to downtown, restaurants, shopping, hotels, and entertainment venues. Add your name to the growing list of companies discovering the appeal and importance of the MLK community including MCW/Froedtert, The Greater Milwaukee Foundation, Dohmen Company Foundation, Fein Brothers, several exceptional restaurants, salons, and so many other excellent locally owned businesses. Call today to discuss your needs or schedule a tour.

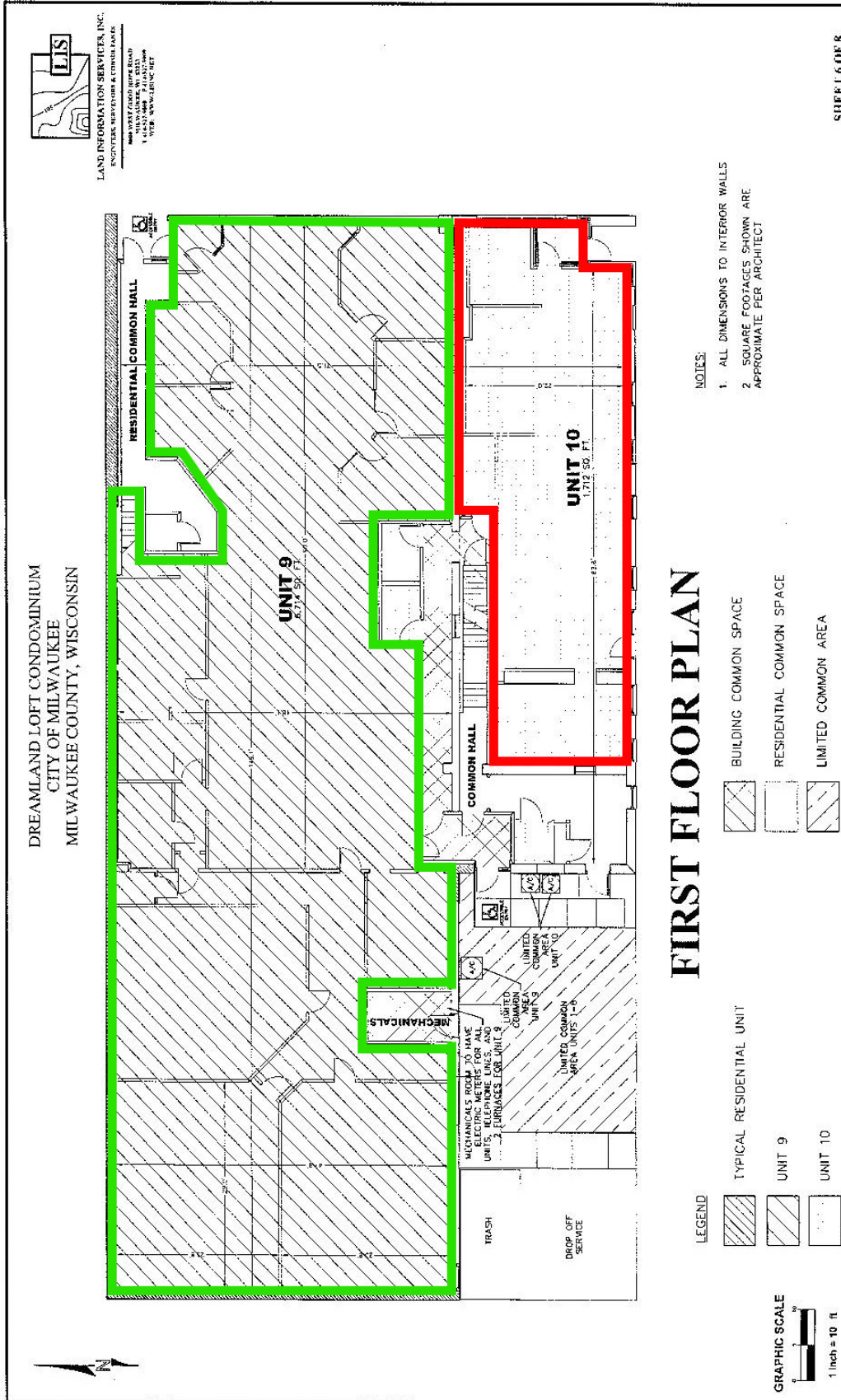
Property/Street Address First Floor Commercial Units	1801 N. Dr. Martin Luther King Jr. Drive (Unit 10 – corner) 1805 N. Dr. Martin Luther King Jr. Drive (Unit 9 – inline)
Condominium Size (per City of Milwaukee)	Unit 9: 6,714 square feet (vacant and available) Unit 10: 1,721 square feet (vacant and available)
% Ownership – Undivided Interest	Unit 9: 42.0% Unit 10: 10.5%
Assessed Values – 2025	Unit 9: \$647,200 Unit 10: \$195,500
List Prices	Unit 9: \$760,000 (\$113.19/sf including 12 on-site surface parking spaces) Unit 10: \$280,000 (\$162.29/sf including 4 on-site surface parking spaces) <i>Offers for purchase of both units would be of particular interest and motivation to Seller.</i>
Year Built	1898 – per City of Milwaukee
Year Renovated & Condominiumization	Building gutted and completely renovated in 1998. Converted to condominiums in 2006.
Space Availability	Unit 9: Vacant and available Unit 10: Vacant and available
Zoning	LB2 (commercial)
Tax Keys	Unit 9: 3531849000 Unit 10: 3531850000 Parking: 3531851000 (sgl tax key/undivided interest for all 16 unsold seller-owned parking spaces)
Real Estate Taxes (NET) – 2025	Unit 9: \$15,236.41 (\$2.26/sf) Unit 10: \$ 4,996.61 (\$2.90/sf) Parking: \$ 1,621.15 for the 16 seller-owned spaces (i.e. "unsold" units per tax key, or \$107.14 per space as allocated prorata per condo docs)
Condo Fees – Actual 2025	Unit 9: \$ 7,098.00 (\$4.12/sf) including condo fees for 4 parking spaces* Unit 10: \$26,736.00 (\$3.98/sf) including condo fees for 12 parking spaces* *Note: 2025/Budget 2026 parking condo fees are \$11.31/per month or \$135.72/year/space = \$542.88 for Unit 9 parking spaces and \$1,628.64 for Unit 10 parking spaces.
	Dedicated basement storage space for each unit (no temperature or humidity control)

GENERAL INFORMATION – continued

HVAC	<p>Unit 9:</p> <ul style="list-style-type: none"> • East side: Two furnaces (Rheem 115,000 BTU 95% efficient gas furnace), two A/C units (Rheem 5-ton), and one HRV added to serve east furnace (Broan #HRV90, 90CFM). Units installed in 2021. The furnaces are located in the basement. • West side: Two furnaces and A/C units installed in 2006. Located in the mechanical room on the first floor. <p>Unit 10:</p> <ul style="list-style-type: none"> • One furnace (Rheem 85,000 BTU gas furnace), and one A/C unit (Rheem 4-ton) installed 2021. Furnace room accessible from the west residential entry.
Electrical Service	<p>Unit 9: Has 2-phase power Unit 10: (originally a restaurant) has 3-phase</p>
ADA Compliance	<p>Accessible entry on 1st floor via main westside entry building residential condo lobby</p>
Parking	<p>Reserved stalls in the secured adjacent surface lot available as follows:</p> <ul style="list-style-type: none"> • Unit 9: Price includes 12 stalls (1 immediately behind building; 11 in gated lot) • Unit 10: Price includes 4 stalls (1 immediately behind building; 3 in gated lot)
Special Features	<p>Units part of Business Improvement District (BID) 8</p>
Condo Documents & Leases Use Restriction	<p>Condominium documents and tenant leases to be shared pursuant to an accepted offer to purchase; Per condominium declarations commercial units may not use any fryers or create odors which cause a nuisance to the other units.</p>

All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.

FLOOR PLANS UNIT 9 & UNIT 10



2nd FLOOR – RESIDENTIAL CONDO UNIT LAYOUT



EXTERIOR PHOTOGRAPHS



Main Residential and Limited Commercial Condo Lobby Entry



Gated Parking Lot

PHOTOS - 1801 (UNIT 10)



PHOTOS - 1801 (UNIT 10) - continued

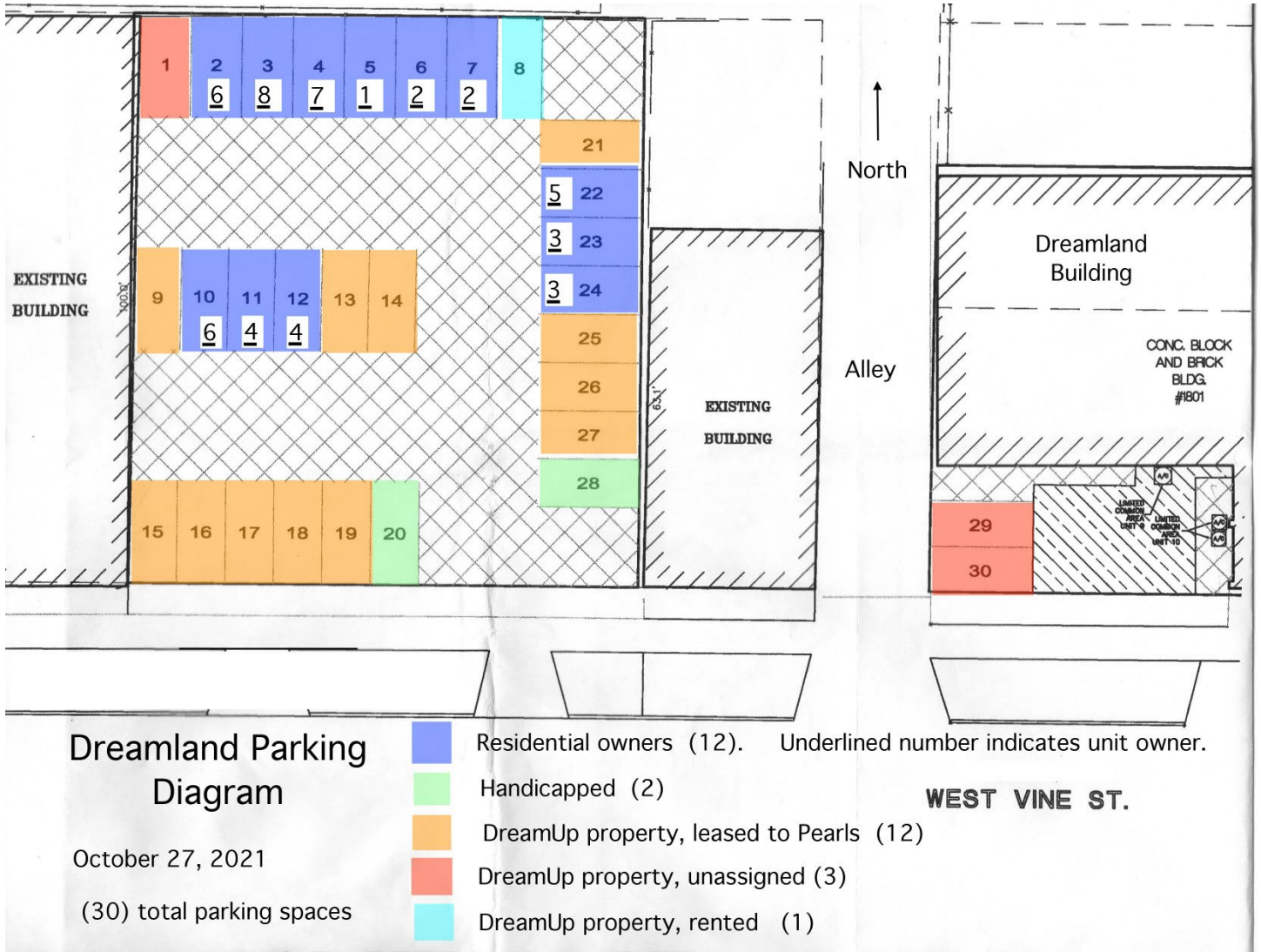


Basement/Storage Office – 1801 (Unit 10)



Basement/Storage Office – 1801 (Unit 10)

PARKING DIAGRAM



NOTE: AT TIME OF SALE SPACES 29 & 30 WILL BE ALLOCATED AS FOLLOWS:

- **SPACE 29 TO UNIT 9 (with space 27 now a Unit 10 parking space)**
- **SPACE 30 TO UNIT 10 (as is currently the case)**

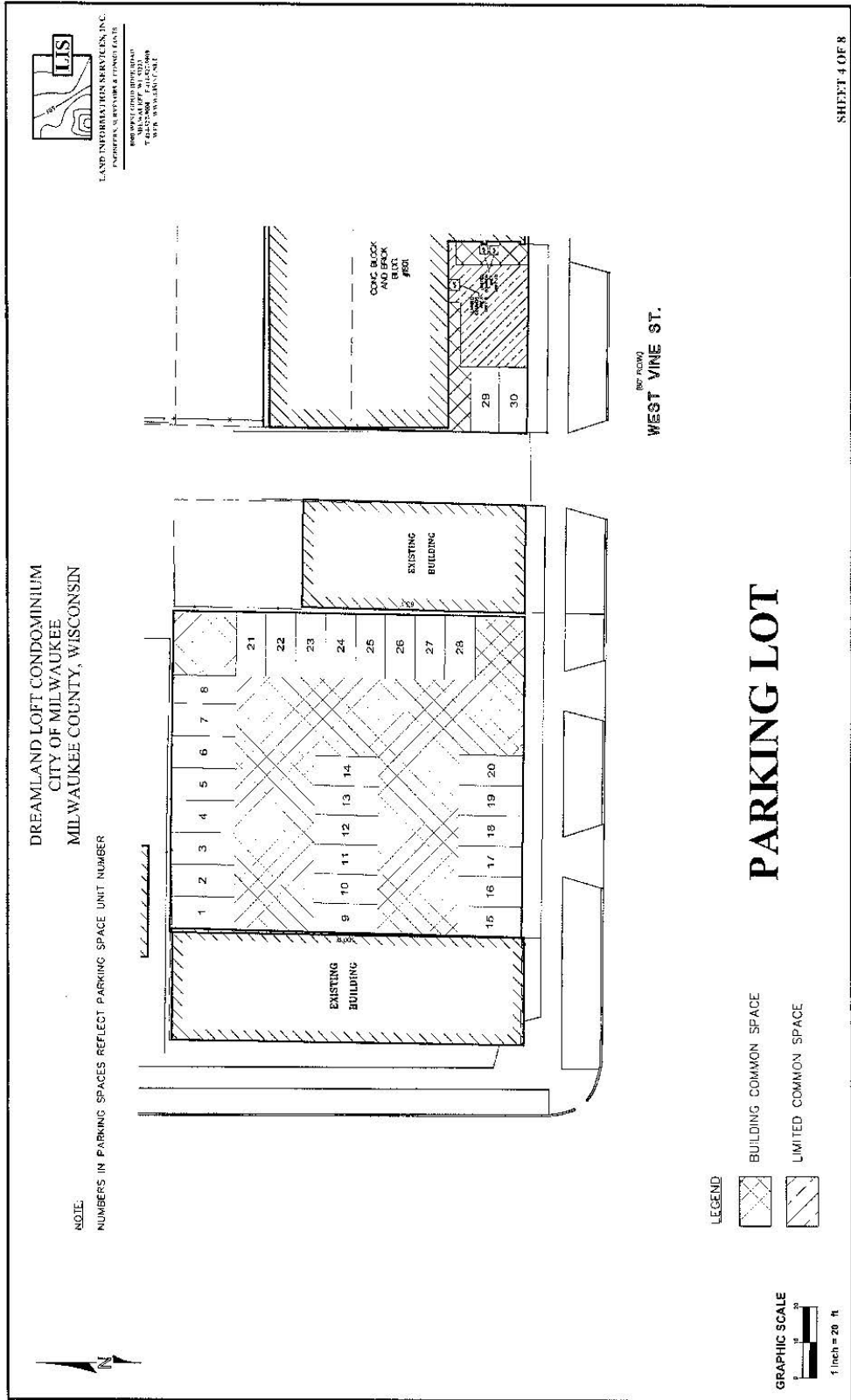
LEGAL DESCRIPTION – PLAT OF CONDOMINIUM

EXHIBIT A

LEGAL DESCRIPTION

The South ½ of Lot 13, the East 90 feet of the West 120 feet of Lots 14 and 15, and Lot 16, in Block 38 in Sherman's Addition, being in the Northeast 1/4 of Section 20, Township 7 North, Range 22 East in the City of Milwaukee, Milwaukee County, Wisconsin.

CONDO DOCS PARKING LOT LAYOUT



UNIT VOTES AND ASSESSMENT PERCENTAGES

EXHIBIT C

UNIT VOTES AND ASSESSMENT PERCENTAGES

	<u>VOTES</u>	<u>% COMMON ASSESSMENT</u>	<u>% RESIDENTIAL ASSESSMENT</u>	<u>% COMMERCIAL ASSESSMENT</u>
UNIT 1	1 Vote	6.7%	12.5%	0
UNIT 2	1 Vote	6.5%	12.5%	0
UNIT 3	1 Vote	5.5%	12.5%	0
UNIT 4	1 Vote	6.5%	12.5%	0
UNIT 5	1 Vote	5.6%	12.5%	0
UNIT 6	1 Vote	5.6%	12.5%	0
UNIT 7	1 Vote	5.6%	12.5%	0
UNIT 8	1 Vote	5.5%	12.5%	0
UNIT 9	5 Votes	42.0%	0	80.0%
UNIT 10	3 Votes	10.5%	0	20.0%

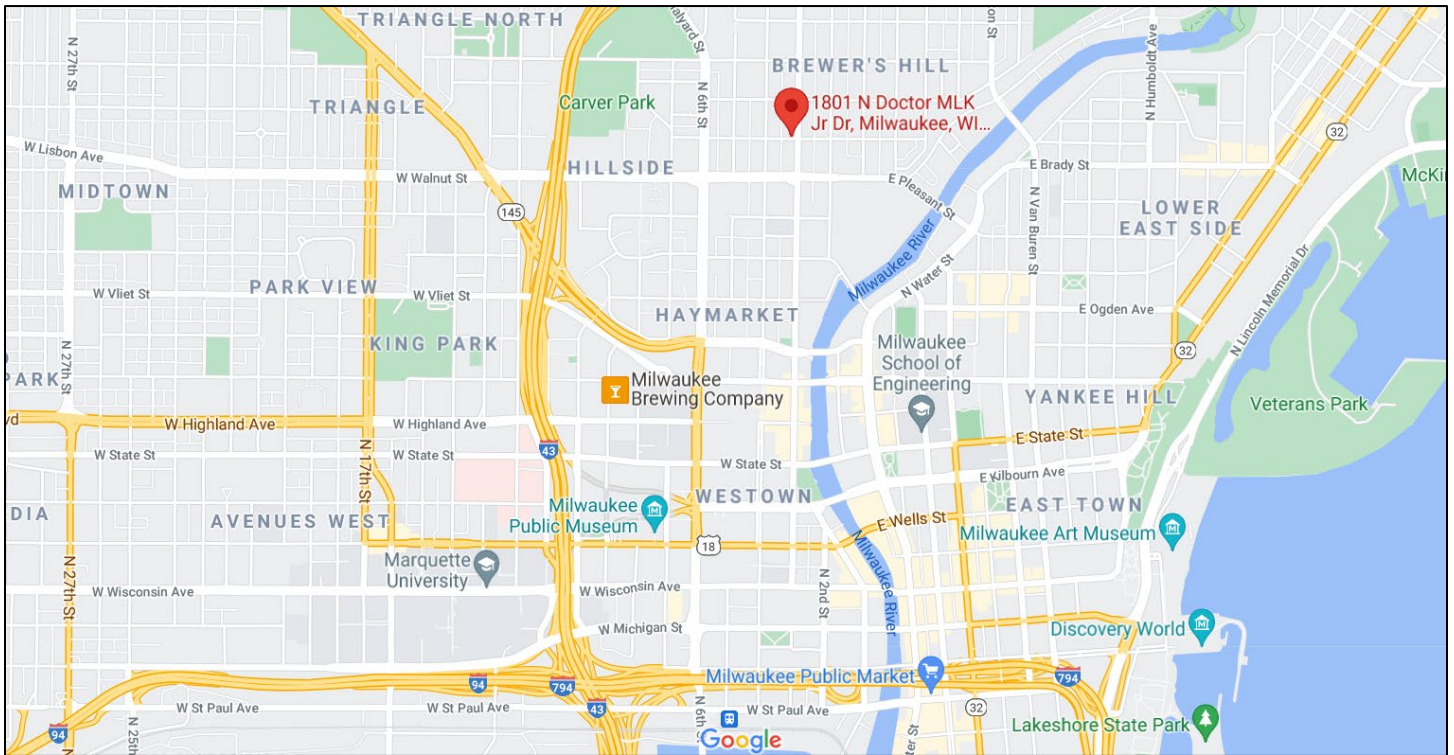
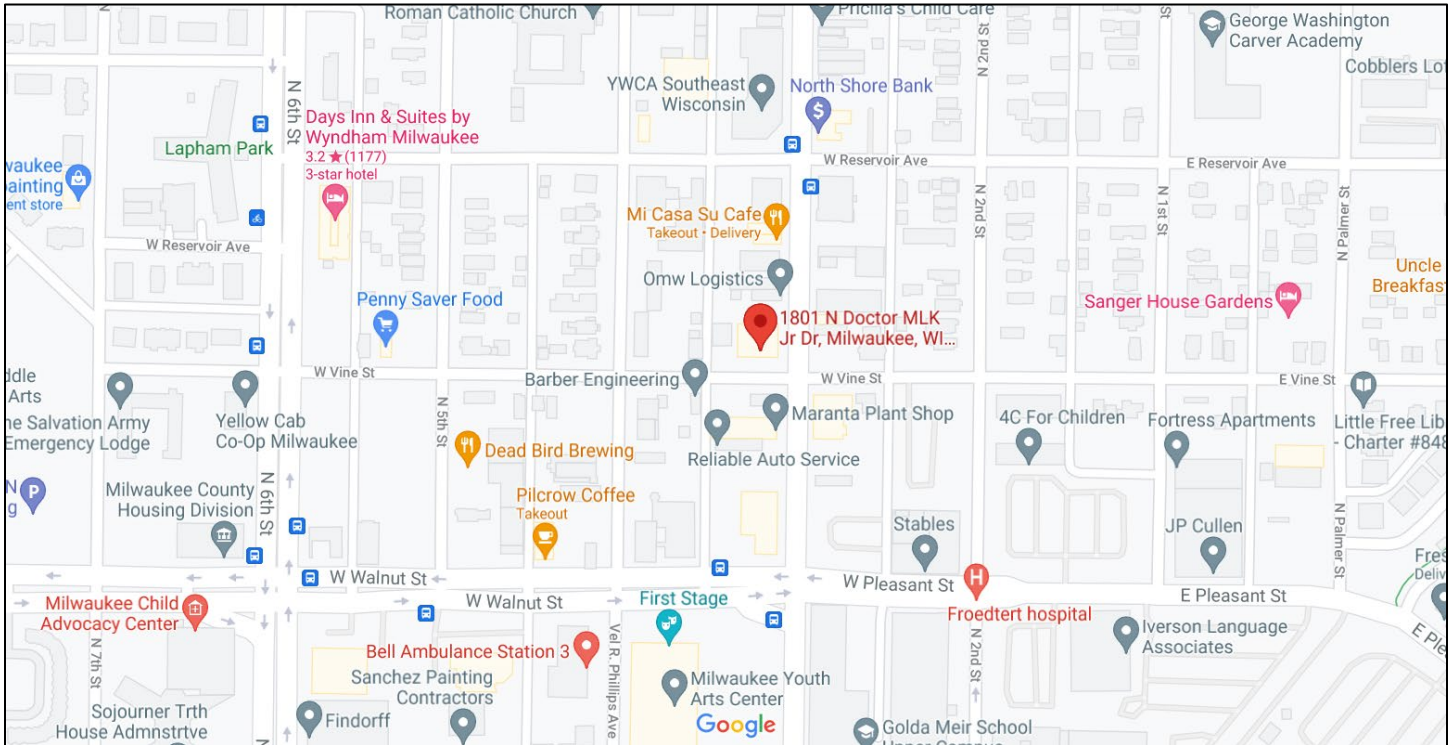
PARKING UNITS

Parking Units 1 -30 do not have any votes. Parking Units 1-28 are responsible for 3.57% of the Parking Assessment as set forth in the Declaration. Parking Units 29-30 do not have a Parking Assessment.

CLOSE UP MAP OF AREA ATTRactions/RETAILERS



LOCATION MAPS

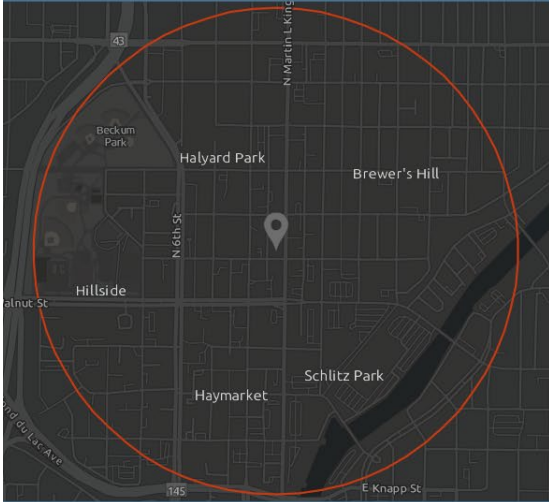


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DEMOGRAPHICS - .5 MILE

DEMOGRAPHIC PROFILE

1801 N Dr Martin Luther King Jr Dr, Milwaukee, Wisconsin, 53212
Ring of 0.5 miles



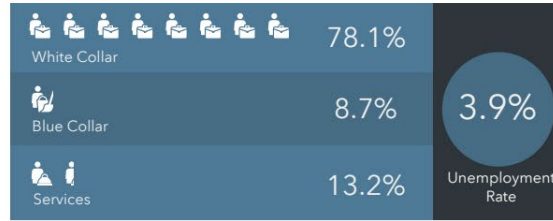
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EDUCATION



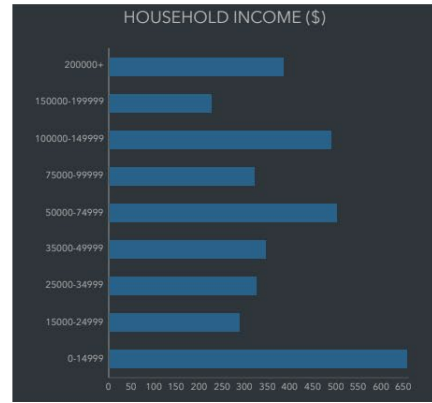
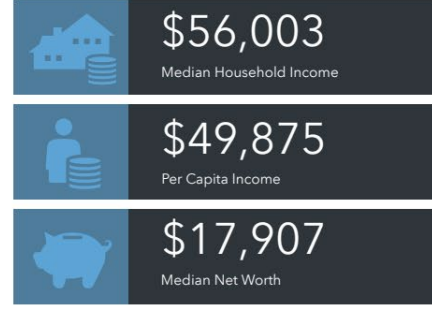
EMPLOYMENT



KEY FACTS



INCOME

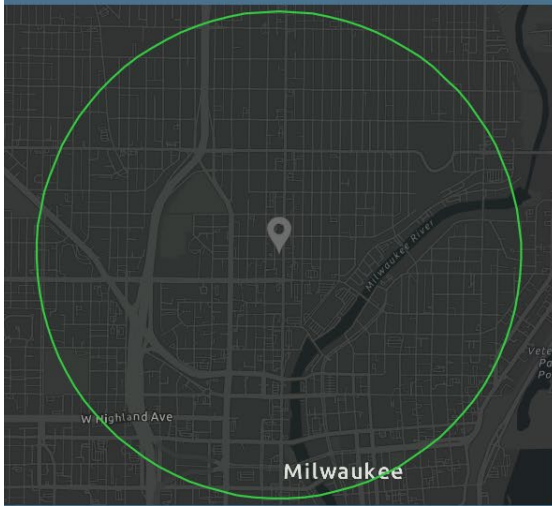


DEMOGRAPHICS - 1 MILE

DEMOGRAPHIC PROFILE

1801 N Dr Martin Luther King Jr Dr, Milwaukee, Wisconsin, 53212

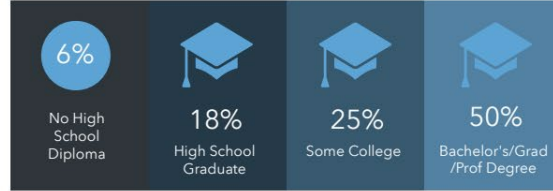
Ring of 1 mile



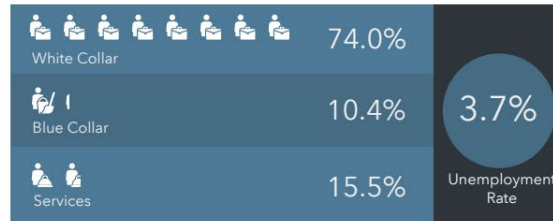
TRANSWESTERN
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EDUCATION



EMPLOYMENT



KEY FACTS



INCOME

