

# Development Opportunity

## Ideal for Commercial, Retail, Multifamily, or Hotel

4801 N. Washington Avenue  
Racine, WI 53406

**PRICE REDUCED: \$1,200,000**  
*Motivated Seller*



**Anne Dempsey**

Executive Vice President  
+1 847 989 8359  
anne.dempsey@colliers.com

**Kate Dempsey**

Associate  
+1 847 989 4404  
kate.dempsey@colliers.com





# Property Specs

**Address** 4801 N. Washington Avenue, Racine, WI 53406

**County** Racine

**Acres** 4.86

**Zoning** B-2 (Community Shopping)

**Traffic Counts** Washington Avenue 30,000 vpd

**APN** 276-00-00-22-879-002

**Taxes (2023)** \$21,875.41

**Sale Price** ~~\$3,000,000~~ ~~\$1,500,000~~ **\$1,200,000**

## Highlights

- Motivated seller
- South Eastern Wisconsin Boom - Companies relocating for tax and economic incentives
- Water/Sewer to site
- 5.97 miles to I-94
- 0.4 miles to Route 31
- Close proximity to retail amenities (restaurants, shopping & entertainment)

## Potential Users

- Commercial
- Retail
- Multifamily
- Hotel

[Click To View Permitted Uses](#)

[Click To View Survey](#)

[Click To View City of Racine Website](#)



# Property Survey

Document # **2625195**  
 RACINE COUNTY REGISTER OF DEEDS  
 April 01, 2022 10:49 AM

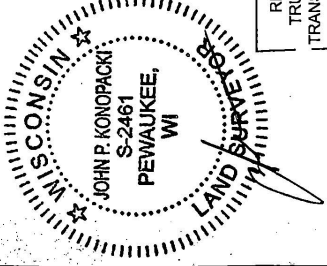
*Karin A. Pope*

KARIE POPE  
 RACINE COUNTY  
 REGISTER OF DEEDS  
 Fee Amount: \$35.00

Pages: 4

## CERTIFIED SURVEY MAP NO. **3489**

Being a part of the Northeast 1/4 of the Southeast 1/4 of Section 13, Township 3 North, Range 22 East, City of Racine, Racine County, Wisconsin.



NOVEMBER 5, 2021

REFERENCE LINE STATE TRUNK HIGHWAY "20" PER TRANSPORTATION PROJECT PLAT NO. 2440-09-20-4-02 RECORDED JUNE 28, 2017 AS DOC. 2468373  
**WESTGATE SQUARE CONDOMINIUM**  
 OWNER: CAREERS INDUSTRIES INC & ROMANO PROPERTIES LLC  
 TAX KEY  
 #276-00-00-13-132-119 TO #276-00-00-13-132-120

UNPLATTED LANDS  
 OWNER: US BANK NATIONAL TAX KEY  
 #276-00-00-13-132-113

NW CORNER, SE 1/4 SEC. 13, T3N, R22E (FOUND CONC. MON. W/ ALUMINIUM CAP) N=269,495.02; E=2,947,363.87  
 NORTH LINE OF THE SE 1/4 SEC. 13, T3N, R22E N89°10'41"W 2628.12'

TRUE CORNER NE CORNER, SE 1/4 SEC. 13, T3N, R22E (NOT MARKED) N=269,457.32; E=2,549,891.72

OHIO STREET  
 (100' PUBLIC R.O.W.)

13TH STREET



- LEGEND:**
- Denotes Found 1" Iron Pipe
  - Denotes Found 3/4" Iron Rod
  - ◉ Denotes Found Mag Nail
  - ◌ Denotes Set 3/4" X 18" Iron Rebar, 15 LBS/FT.
  - Denotes No Vehicular Access

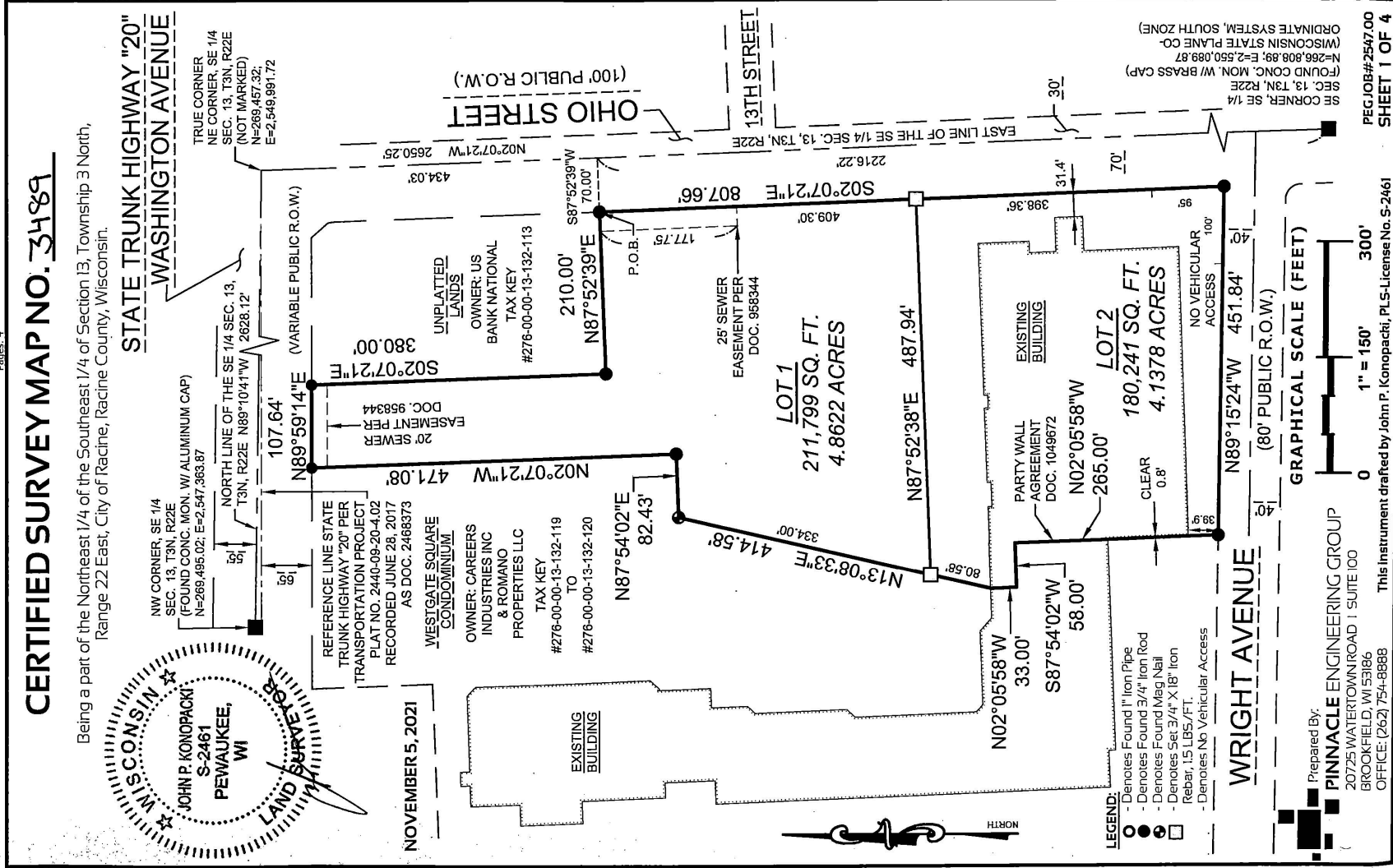
WRIGHT AVENUE  
 (80' PUBLIC R.O.W.)

GRAPHICAL SCALE (FEET)

Prepared By:  
**PINNACLE ENGINEERING GROUP**  
 20725 WATERTOWN ROAD | SUITE 100  
 BROOKFIELD, WI 53186  
 OFFICE: (262) 754-8888

This instrument drafted by John P. Konopacki, PLS-License No. S-2461

PEG JOB#-2547.00  
 SHEET 1 OF 4



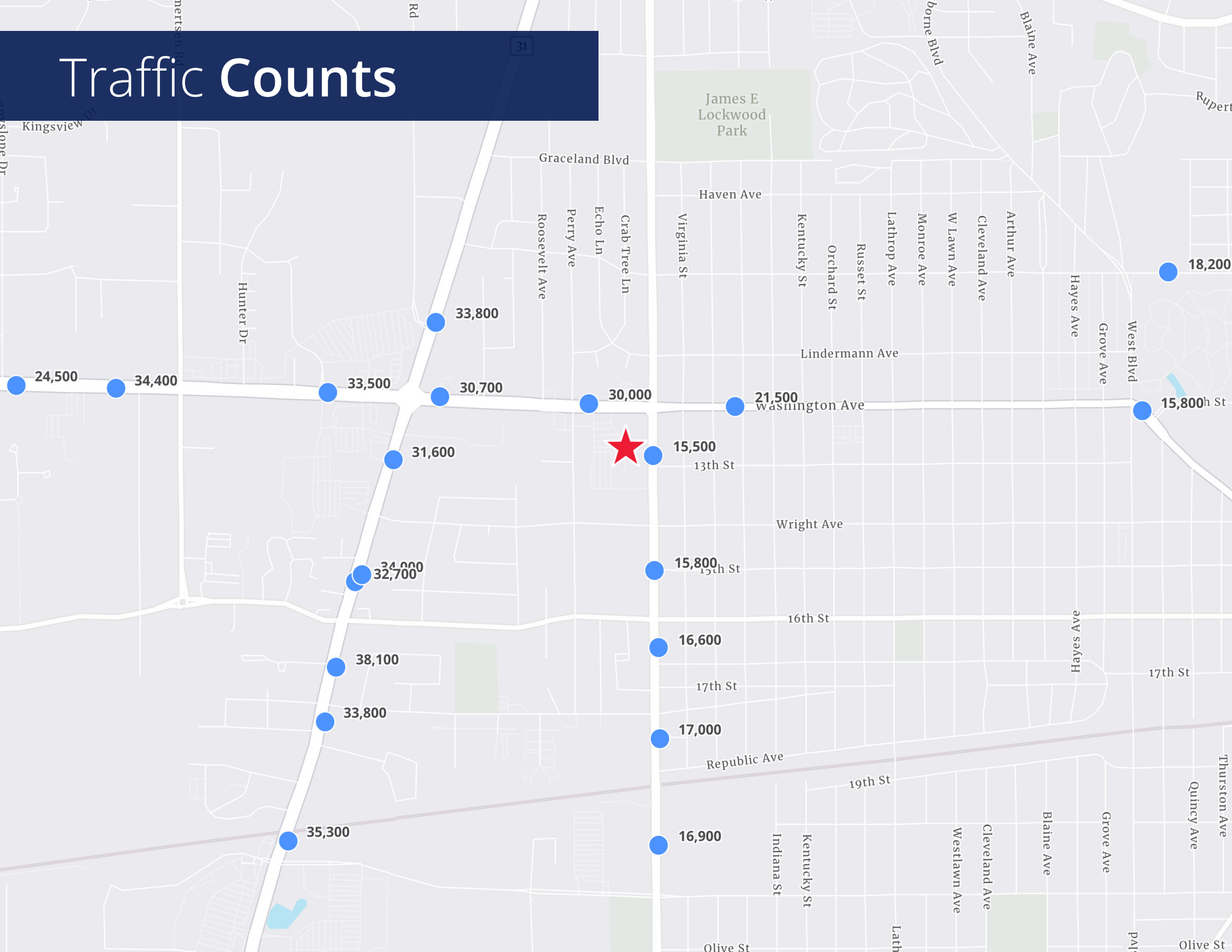


# Retail Amenities





# Traffic Counts





# Demographics

## 3 Miles

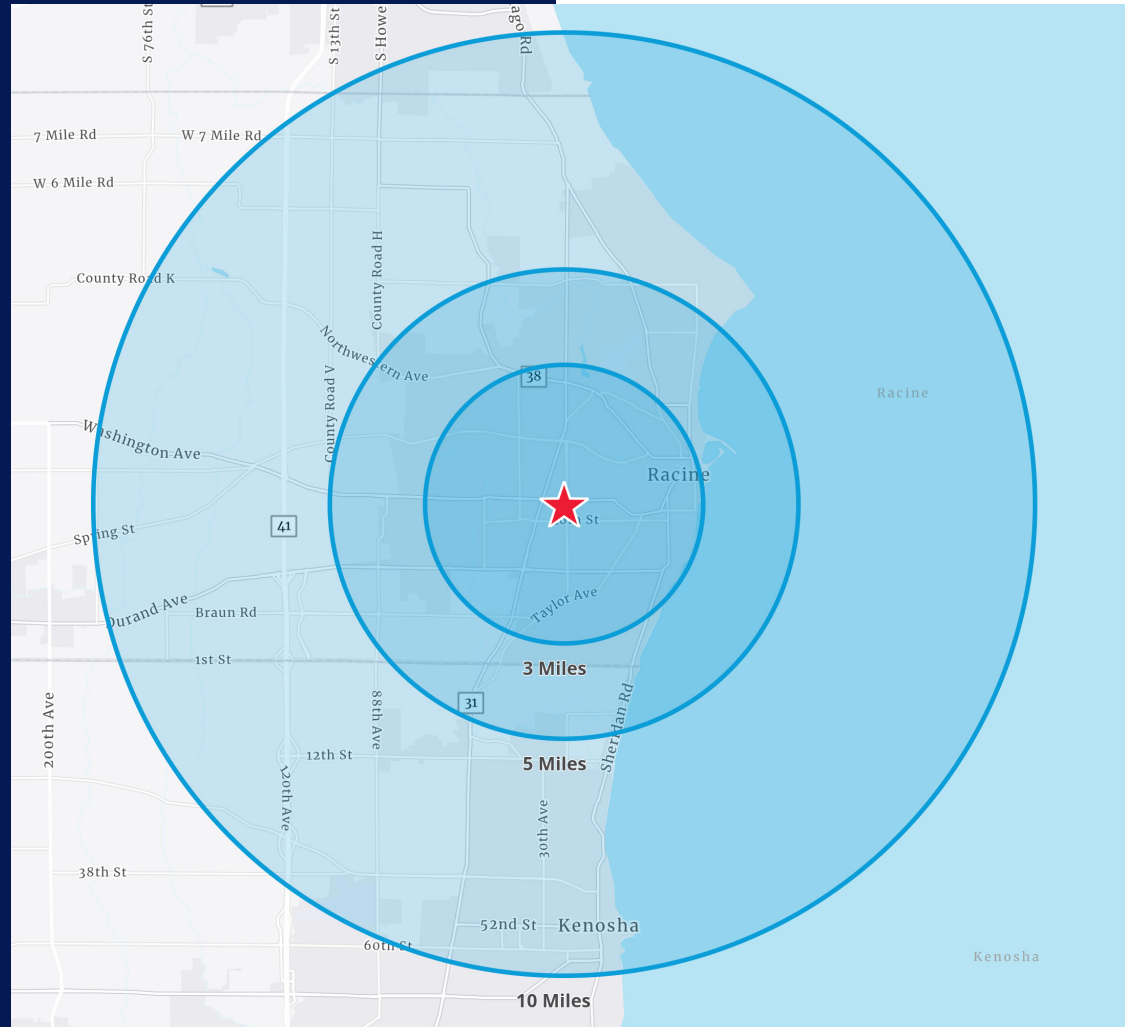
Population	86,127
Median Age	38.7
Avg. Income	\$60,345
Median Home Value	\$218,430

## 5 Miles

Population	124,597
Median Age	39.2
Avg. Income	\$63,727
Median Home Value	\$240,454

## 10 Miles

Population	216,159
Median Age	39.2
Avg. Income	\$66,121
Median Home Value	\$260,122



[Click For Market Overview](#)



FOR SALE

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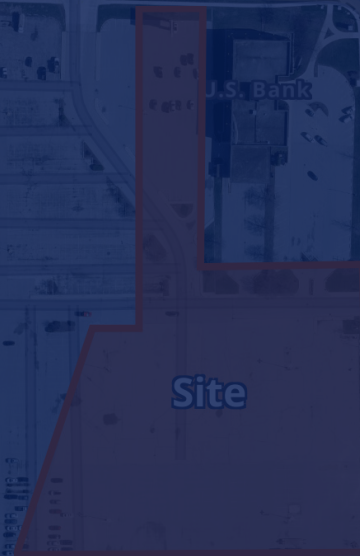
## CONTACT US

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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 Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

## ***Broker Disclosure to Customers***

You are a 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 behalf of the broker, may provide brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide 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 with a reasonable time if you request it, unless prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information to 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 and 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 (1) 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. Unless the information must be disclosed by law or you 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.
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 you consider confidential, you may list that information below. At a later time, you may also provide the broker with other information you consider to be confidential.

Confidential information: \_\_\_\_\_

Non-Confidential information: (The following information may be disclosed by Broker): \_\_\_\_\_

(Insert information you authorize the 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/>

## ***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 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 and 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.