



## Vacant Fast Food Restaurant FOR SALE

7604 W Burleigh St, Milwaukee, WI 53222

**KLAUER ENTERPRISES LLC**  
REAL ESTATE & BUSINESS INVESTMENTS



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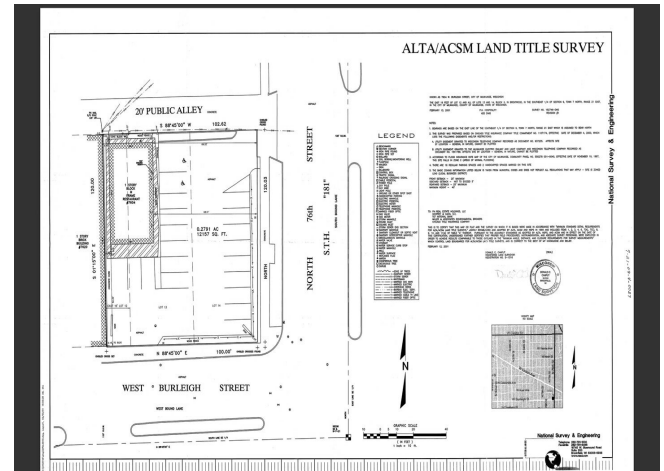


# Vacant Fast Food Restaurant

\$700,000

Former Fast Food Restaurant located on a prime corner lot at the busy intersection of N 76th & W Burleigh Streets in Milwaukee, WI. It was fully remodeled from the floor up in 1990 for a Pizza Hut store. Pizza Hut has operated at this location until January 2025. Property has been cleaned, obtained repairs, new commercial water heater, HVAC and roof repair and inspections, and passed City of Milwaukee annual fire inspection in March 2025. Building interior kitchen/restroom walls, doors, ceilings are currently being painted but may need some minor improvements like paint in lobby and possibly new flooring. The parking lot has been sealed and striped in the last 1 1/2 years. Monument and building signs are blank and ready for new signage. Price is based on asking NNN lease rate of \$4,400.00 monthly, a 7.5% cap rate.

- Corner Lot
- Ample Parking
- High Vehicular and Foot Traffic



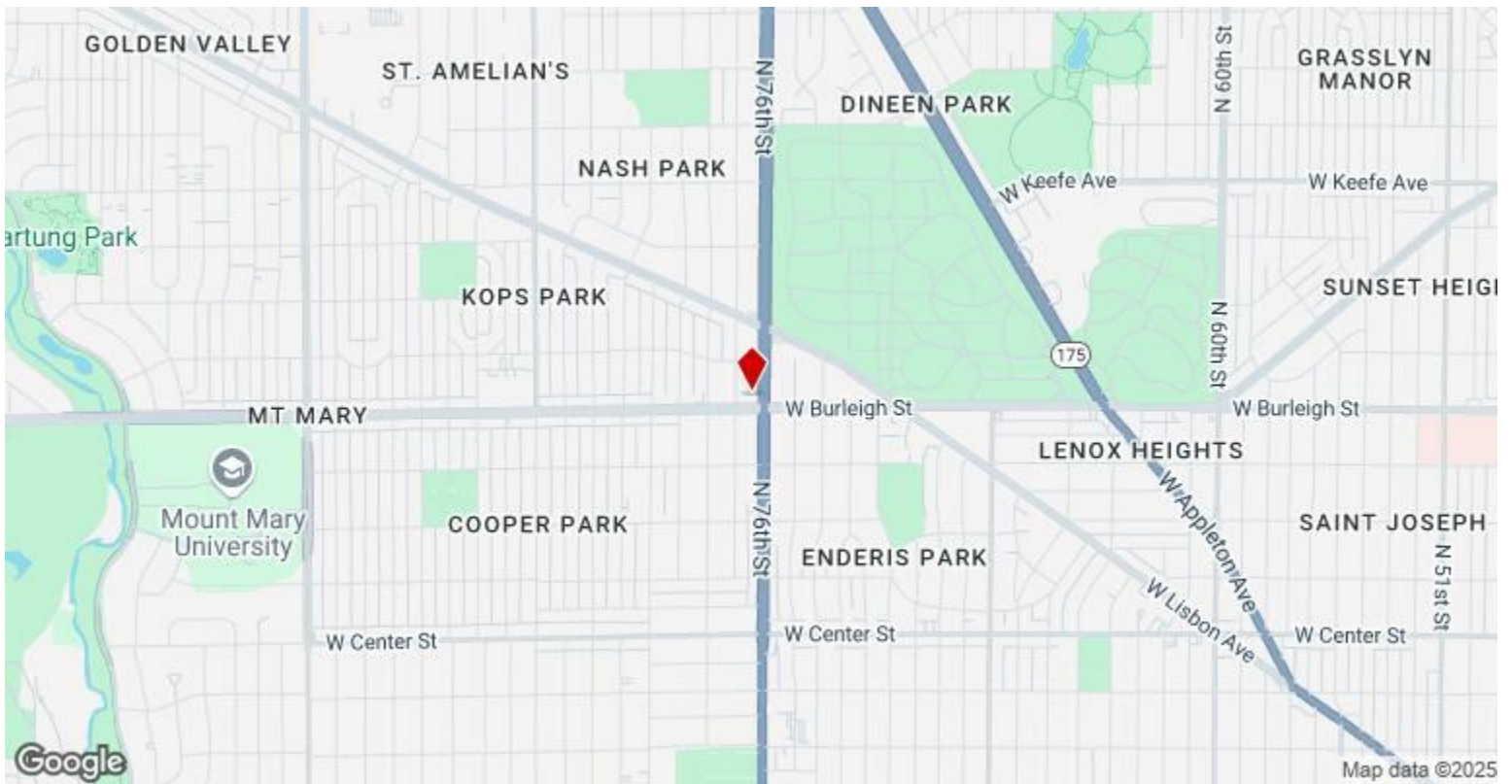
Price:	\$700,000
Property Type:	Retail
Property Subtype:	Fast Food
Building Class:	C
Sale Type:	Owner User
Lot Size:	0.28 AC
Gross Building Area:	1,653 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1990
Tenancy:	Single
Parking Ratio:	12.12/1,000 SF
Zoning Description:	LB-2
APN / Parcel ID:	292-0441-000-1
Walk Score ®:	74 (Very Walkable)

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
Vacant	-	

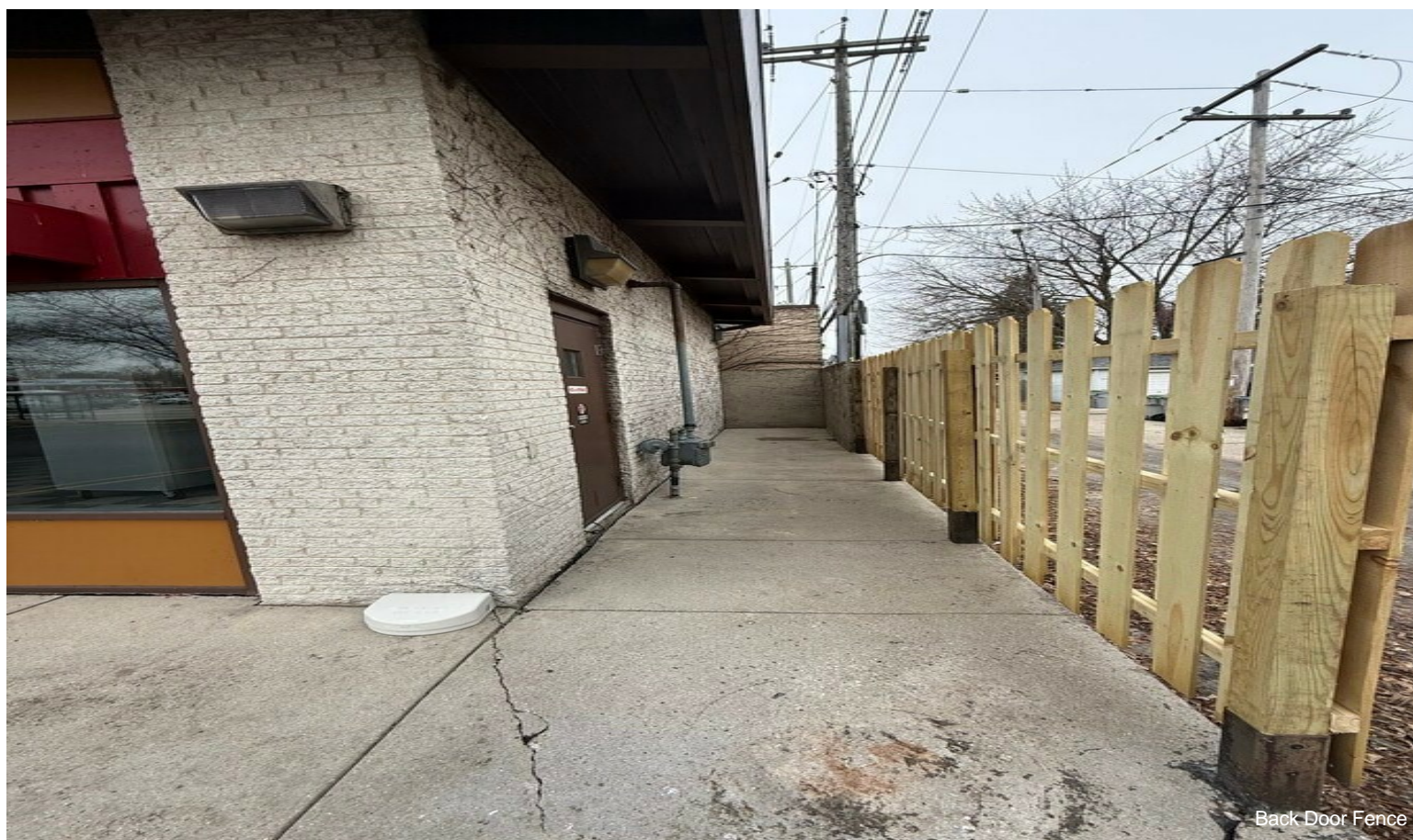


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# Property Photos

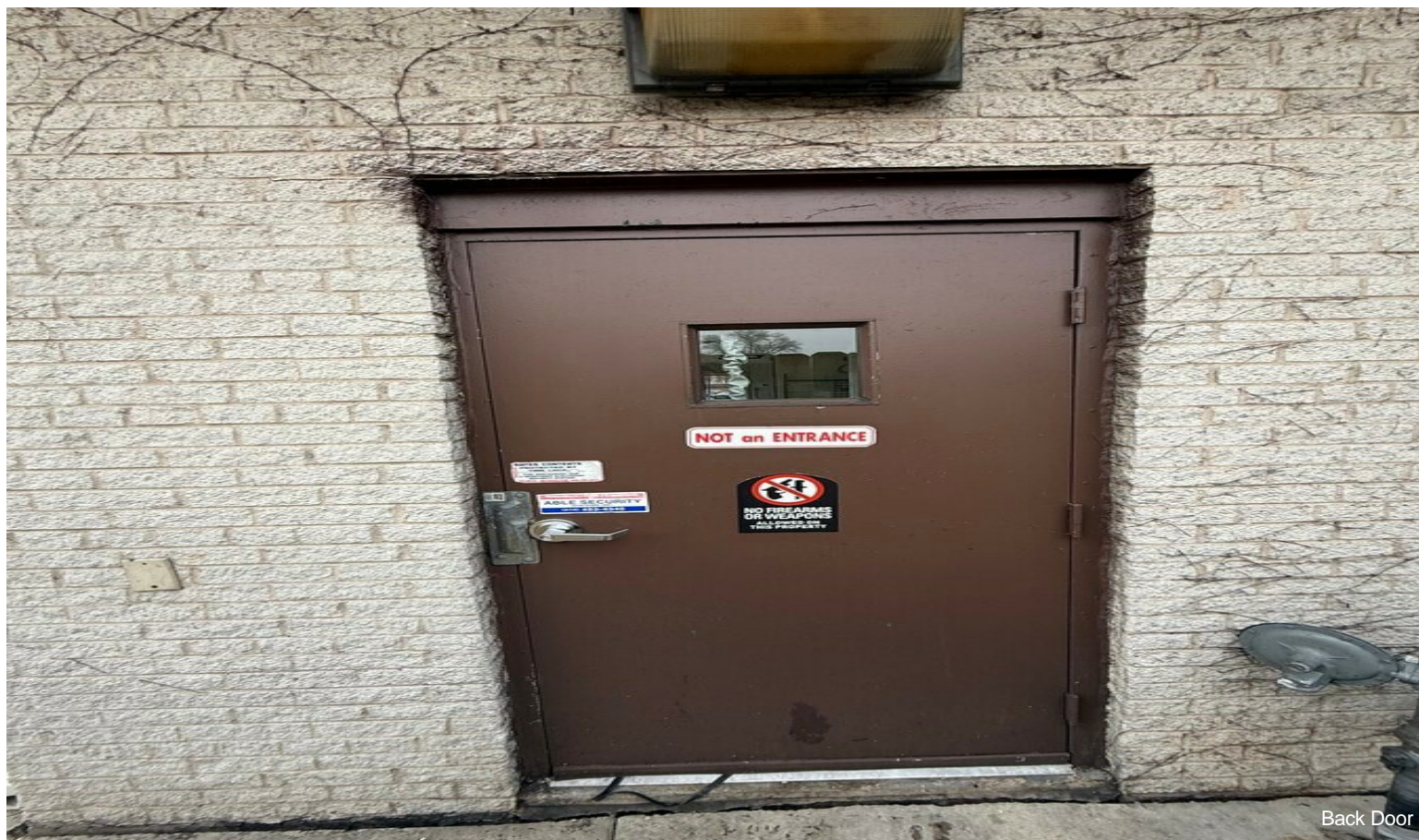


Left Side Bldg.



Back Door Fence

# Property Photos



# Property Photos



Monument Sign @ 76th & Burleigh

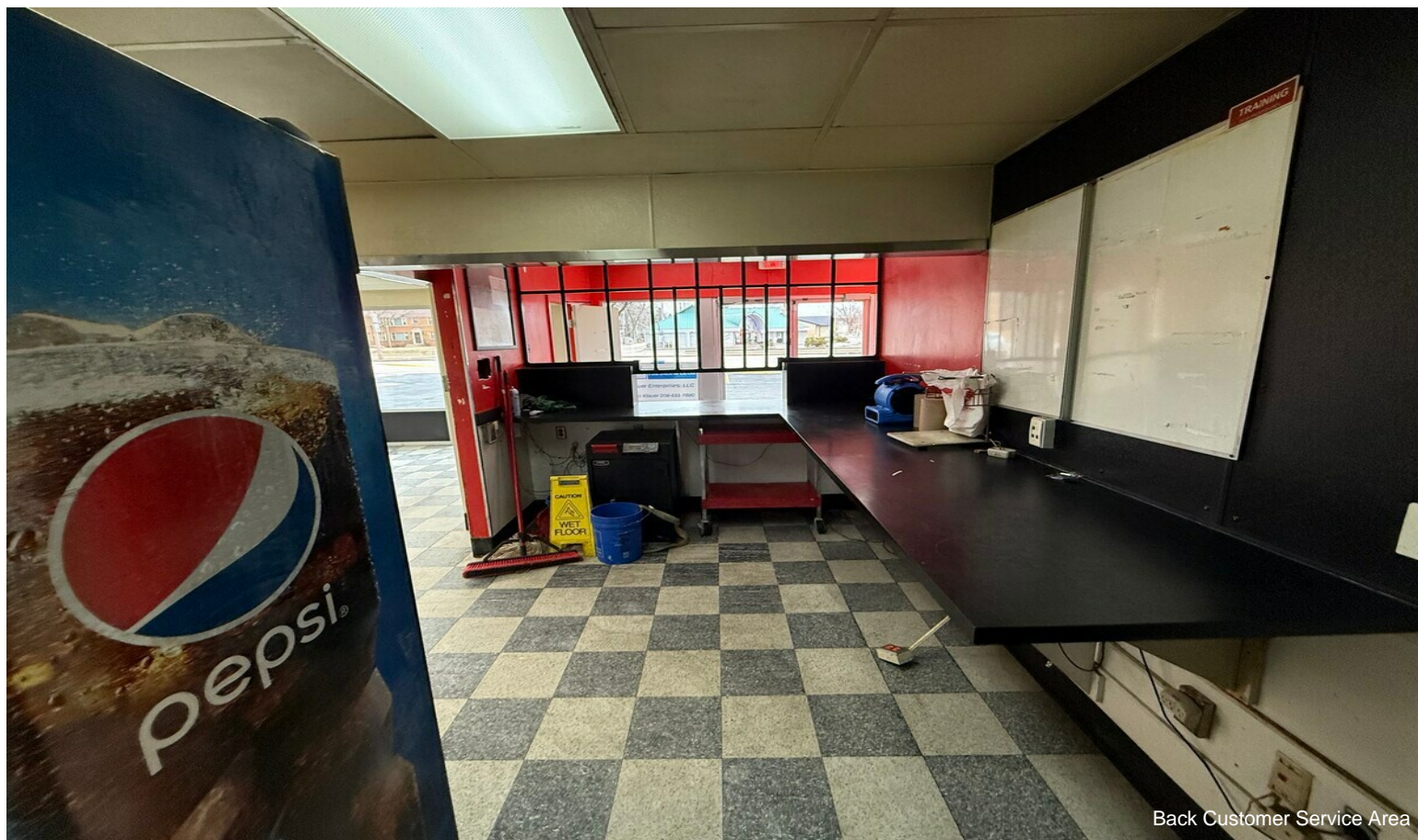


Main Kitchen

# Property Photos



Drink Cooler



Back Customer Service Area



# Property Photos



Restroom / Water Basin



Customer Pick Up / Lobby

# Property Photos



Kitchen Overview



Double Refrigerators

# Property Photos



Single Refrigerator



Back Kitchen

# Property Photos



Main Hood / Kitchen



Fryer / Hood

# Property Photos



Back Kitchen



Back Kitchen Overview

# Property Photos



# Property Photos



Walk In Cooler Door



Walk In Cooler Interior

# Property Photos



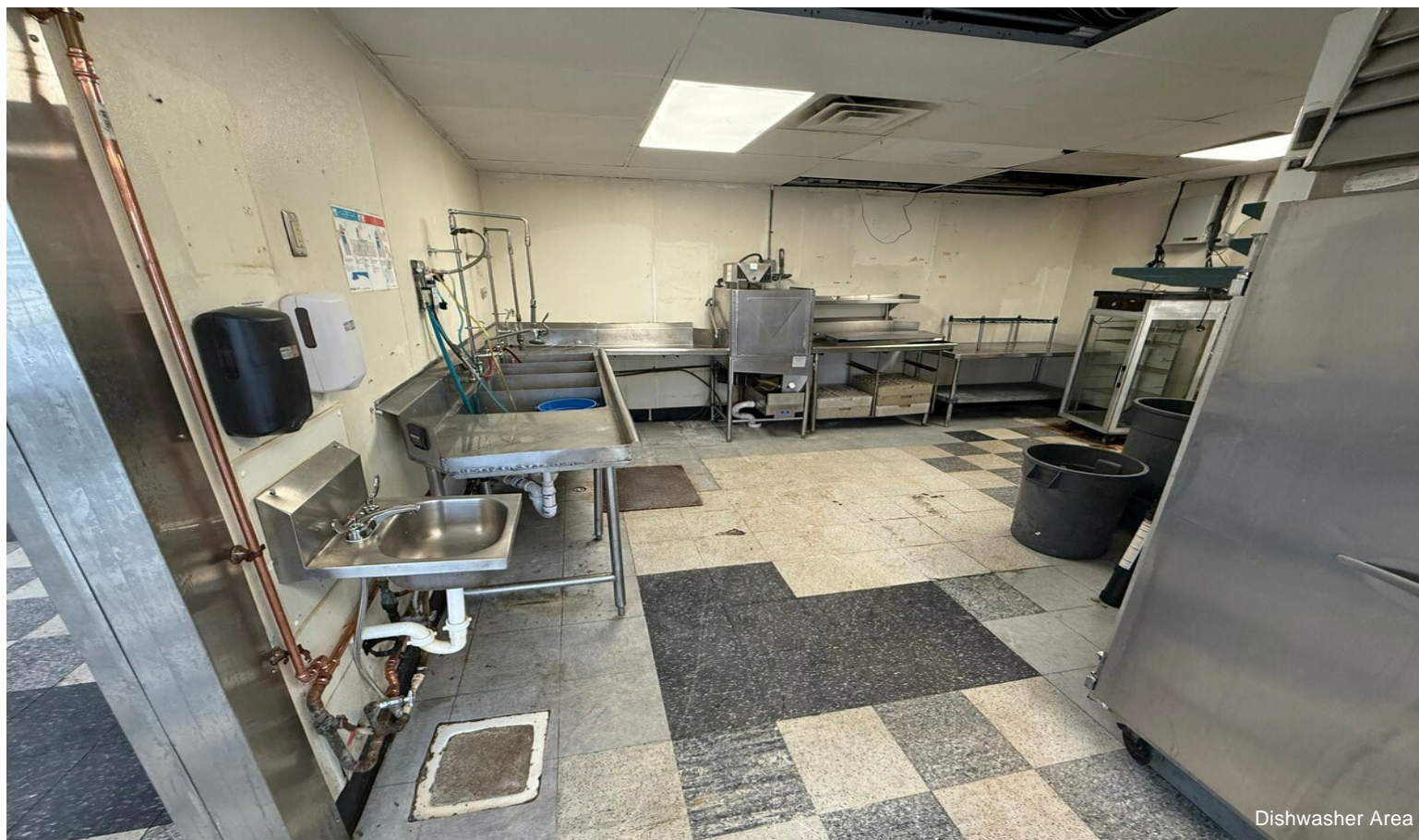
Back Hallway



Back Door



# Property Photos



Dishwasher Area



Back Kitchen New Paint/Trim

# Property Photos

