

Fabulous office space in high visibility location!
2281 N Swan Blvd, Wauwatosa, WI 53226-2652



\$595,000

County: Milwaukee Est. Acreage: 0.17
 Taxes: \$6,606/2024 Est. Year Built: 1921
 Municipality: City Zoning: Commercial
 Est. Total Sq. Ft: 2,470 Parking Spaces: 5
 For Sale Only Status: Active
 Avg. Rent/Sq.Ft.: \$0.0
 Postal Municipality: Wauwatosa

This exceptional commercial property offers a rare opportunity to grow your business in a highly desirable, high-visibility location. The main level features a spacious reception area with access to an enclosed porch, a private office also with access to enclosed porch, two conference rooms, and a full ADA-accessible bathroom. Upstairs, you'll find three additional offices, a large conference room, a full kitchen, and another full bath. The building exudes Old World charm throughout, while recent updates provide peace of mind - including a roof under 10 years old and a furnace with central air on the upper level that's just four years new. With its versatile layout and prime location, this property is ideal for a wide range of professional services such as law, insurance, accounting, real estate, chiropractic, mental health, art studios, classrooms, and more. The possibilities are truly endless for businesses seeking a distinctive and functional space to thrive.

Location: Corner

Name of Business:

Type-Commercial: Professional Service, Office(s)

Type-Industrial:

Expenses Include: Utilities

Occupancy: See Listing Broker

Vacancy Allowance: \$0

Broker Owned: N

Flood Plain: No

Occupied: Y

Scheduled Gross Income: \$0

Gross Operating Income: \$0

Total Operating Expense: \$0

Net Operating Income: \$0

Roof: Composition, Rubber

Exterior: Brick, Vinyl

Truck Door Height: No Truck Door

Number of Stories: 2

Average Ceiling Height: Less than 8'

Basement: Full, Block

Water/Waste: Municipal Water, Municipal Sewer

Cooling/Heating: Natural Gas, Forced Air, Gravity

Proximity to Highway: 1-3 Miles

Road Frontage: Town/City Road, High Visibility, Near Public Transit

Financing Available:

Inclusions: Stove, Refrigerator

Exclusions:

Miscellaneous: Office(s), Carpeting, Rest Rooms, Handicap Access, Handicap Equipped

Docs. on File: Listing Contract, Seller Condition, Tax Bill

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Directions: On the SE corner of N Swan Blvd and W North Ave. 2281 North Swan Boulevard, Wauwatosa, WI 53226

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