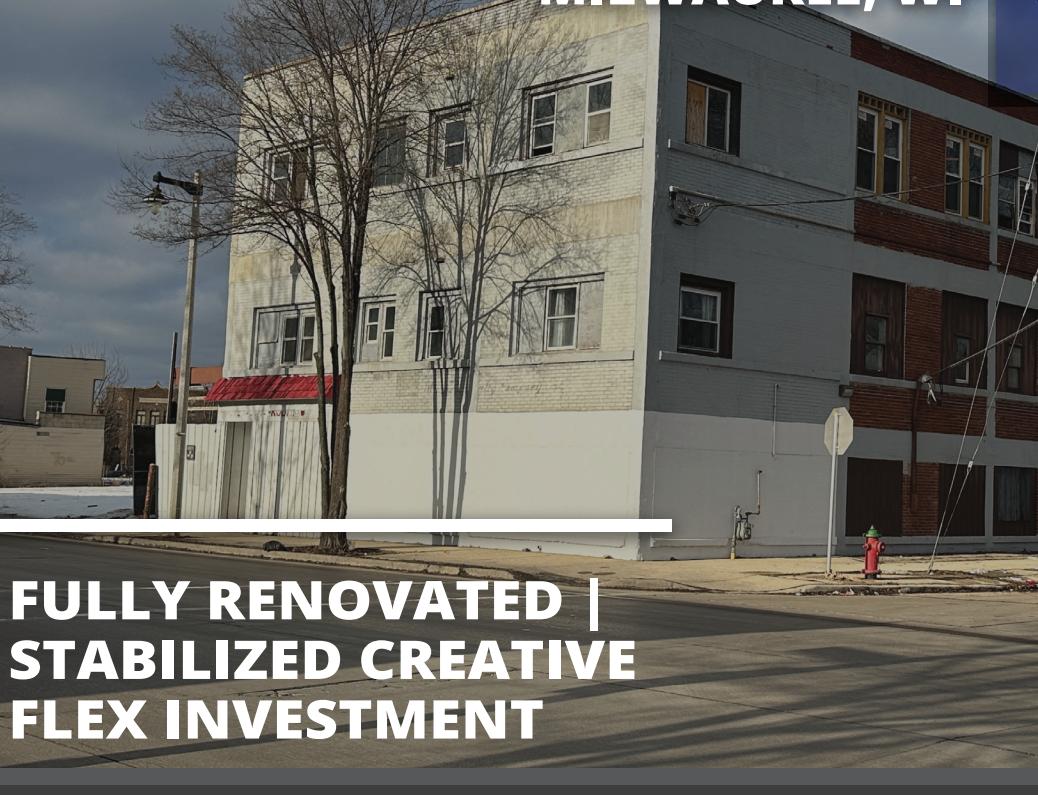


2600 W FOND DU LAC AVE MILWAUKEE, WI



FULLY RENOVATED | STABILIZED CREATIVE FLEX INVESTMENT

BUILDING SUMMARY

Three-story commercial flex building totaling approximately 12,750 square feet. Repositioned into a stabilized multi-tenant creative studio hub housing podcasters, beauty professionals, content creators, and small business operators. Secure keypad entry, modernized systems, subdivided suites, and strong income performance demonstrate a proven value-add execution.

INVESTMENT THESIS

This is a completed reposition with demonstrated income growth, diversified tenant base, and immediate cash flow. Ideal for investors seeking stabilized yield with continued upside potential in a high-visibility Milwaukee corridor.

CONTACT



ERICA WINSHIP

Broker Associate- Premier Point Realty
(262) 224-5843
ewinship@premierpointrealty.com



RENTAL INCOME
\$157,435.49

TOTAL EXPENSES
\$20,816.32

NET OPERATING INCOME
\$136,619.17



INVESTMENT HIGHLIGHTS

- **12,750 SF**
(Approx. 4,250 SF/floor)
- **\$136,619 NOI**
(1/1/25 – 2/8/26)
- **\$180,000 in Renovations**
Since 9/2024
- **Rent Roll Increased from**
\$700 to \$12,675 Monthly
- **Secure Multi-Tenant**
Creative Hub

WHERE IDEAS GROW



RENOVATION SUMMARY

- Some new ductwork & furnaces (all 3 floors)
- Subdivided 2nd floor (3 new units)
- Subdivided 3rd floor (5 new units)
- Kitchen renovation & bathroom upgrades
- New electrical panels, lighting & outlets
- Security cameras + ADT monitoring
- Parking lot resurfaced + new fencing
- Exterior lighting & paint

