

**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**



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**RENTAL INCOME**

**\$157,435.49**

**TOTAL EXPENSES**

**\$20,816.32**

**NET OPERATING INCOME**

**\$136,619.17**

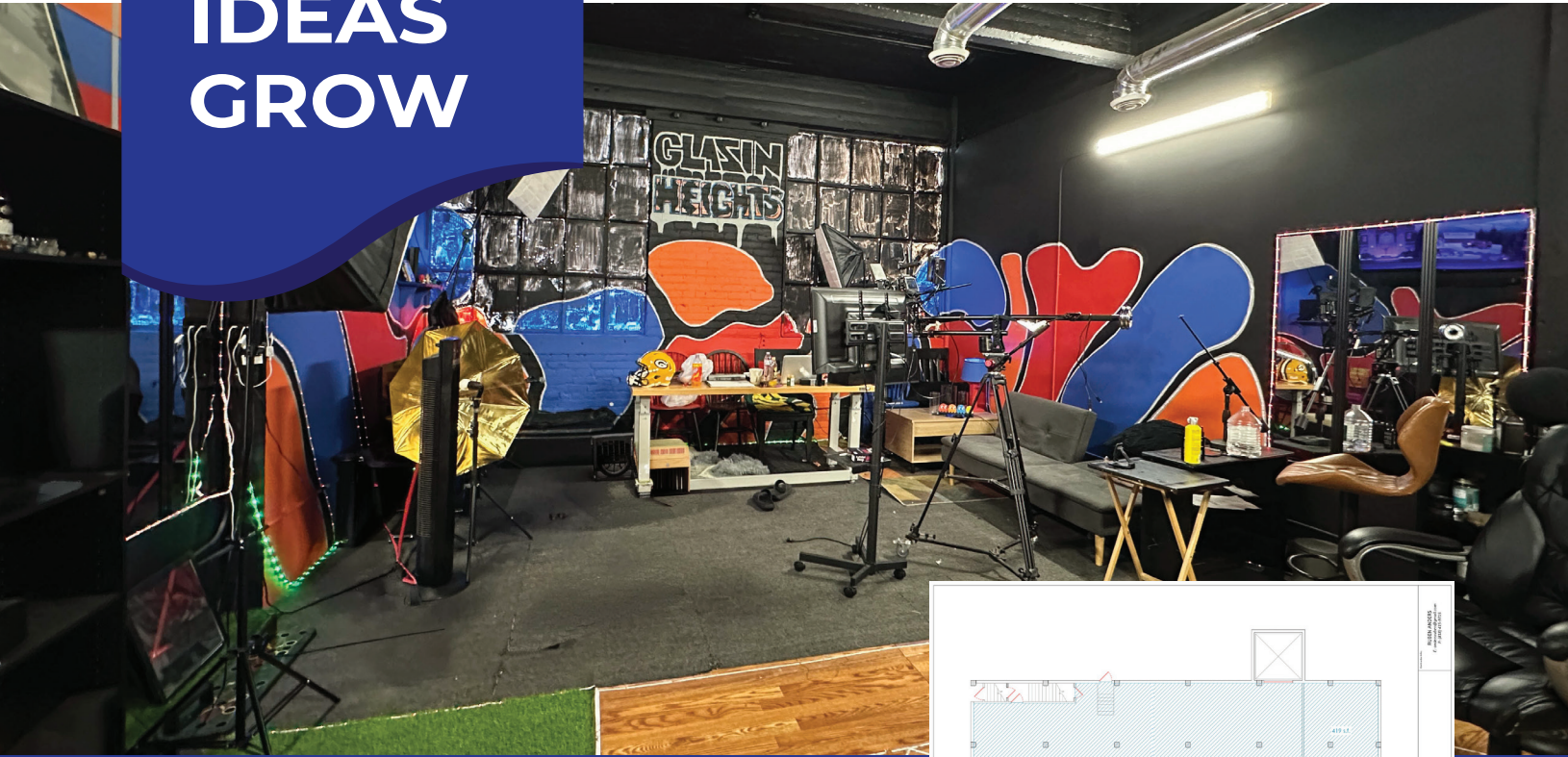


### **INVESTMENT HIGHLIGHTS**

- **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

