



# For Sale

9120 W Hampton Avenue  
Milwaukee, WI 53225

## *Owner-User OR Multi-Tenant Investment Opportunity*

Building Size	18,000 SF (6,000 SF basement included)
Stories	2 (+ fully finished lower level)
Lot Size	0.57 Acres
Parking	48 surface stalls
Zoning	LB1
Tax Key	215-0010-110
Taxes (2024)	Exempt for Non-Profit User
Sale Price	<b>\$775,000</b>

### Contact us:

**Joe Moritz**  
Vice President  
+1 414 278 6871  
[joe.moritz@colliers.com](mailto:joe.moritz@colliers.com)

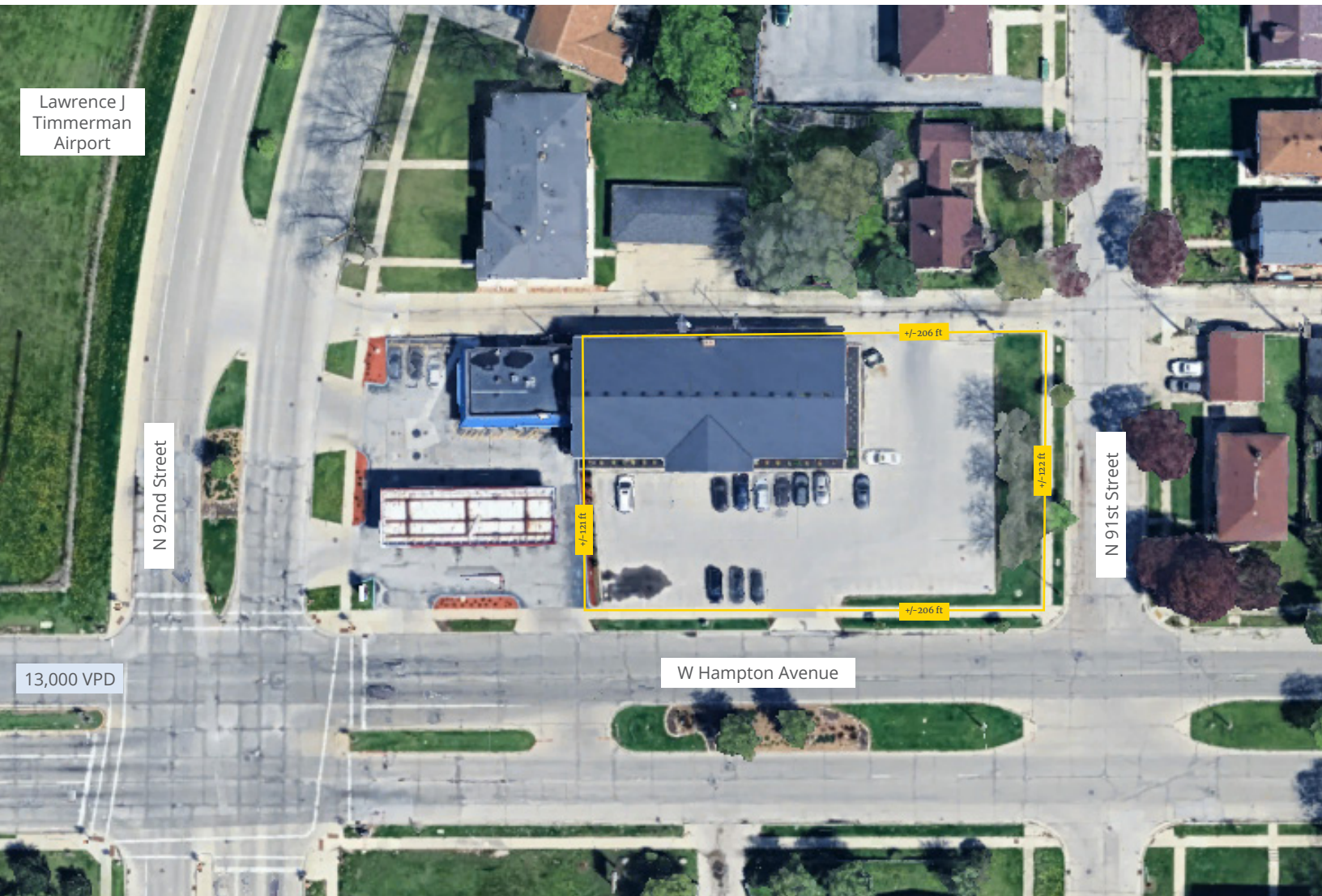
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**Colliers | Wisconsin**  
833 E Michigan Street, Suite 500  
Milwaukee, WI 53202  
P: +1 414 276 9500  
F: +1 414 276 9501  
[colliers.com](http://colliers.com)

## Property Highlights

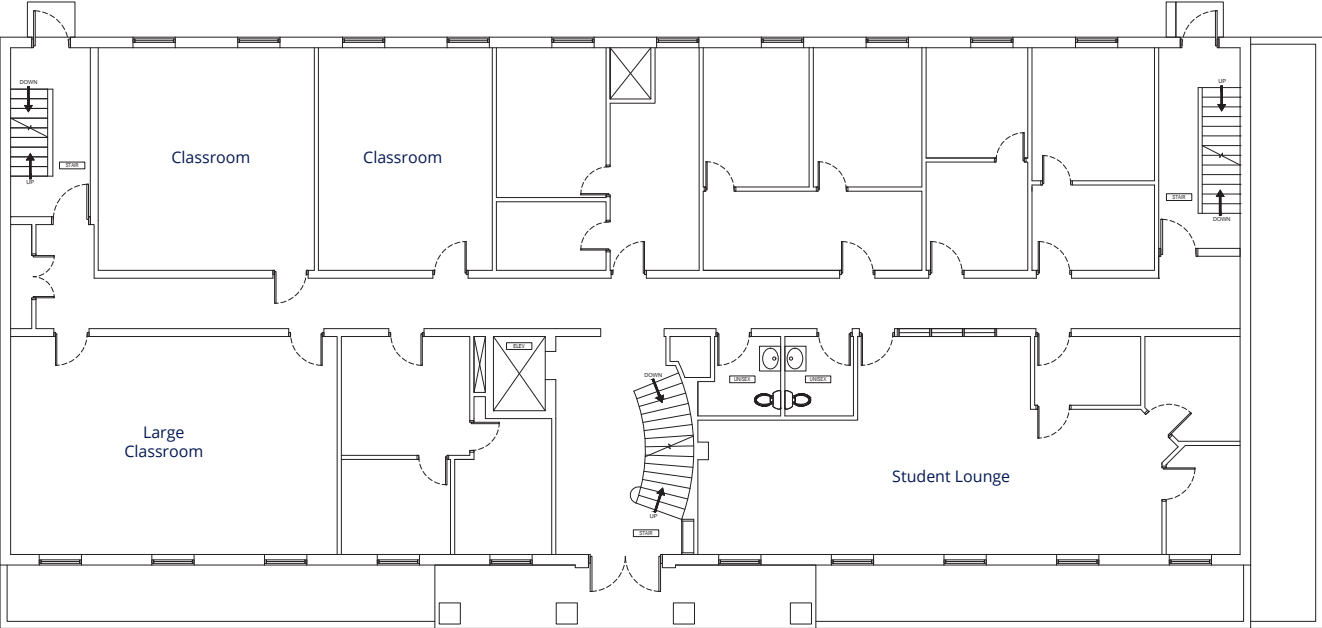
- Ideal for owner user OR built out for an investor to lease out as multiple smaller suites
- Stately brick exterior
- Elevator access to all three floors
- Close to public transportation, with bus stops at 92nd & Hampton Avenue
- 46 surface parking stalls available on-site
- Newer roof installed
- Currently tax-exempt for non-profit users
- Located less than 2 miles (5 min) from I-43, less than 2 miles (6 min) from 145/Fond du Lac Ave, and 6 miles (15 min) to I-43 via W Hampton Ave.

## Location

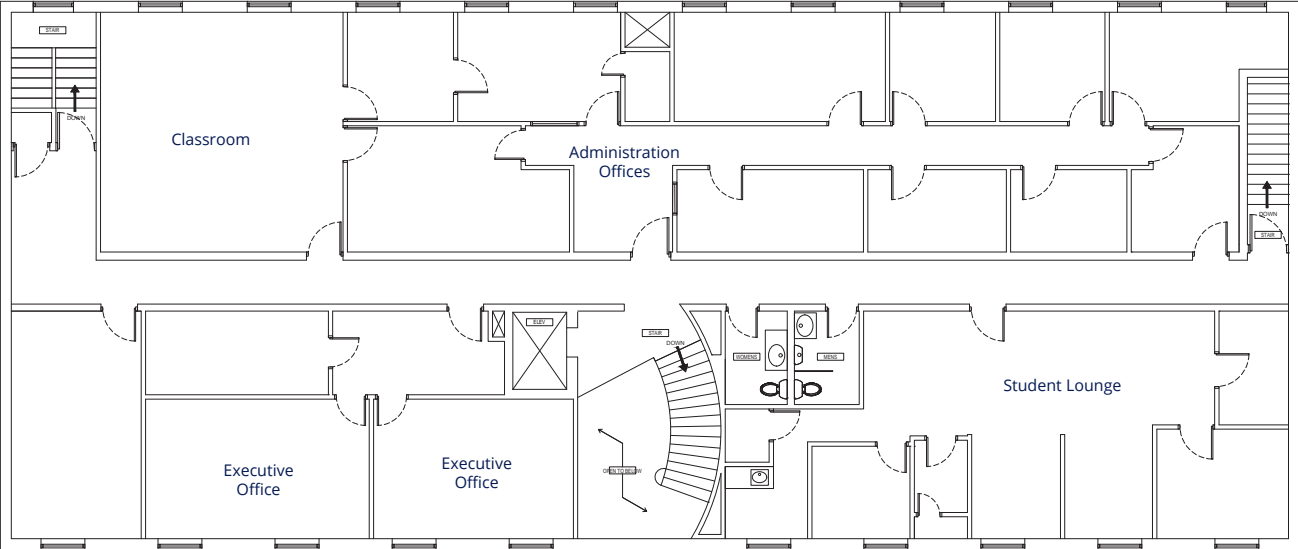


# Floor Plans

First Floor: +/- 6,000 SF

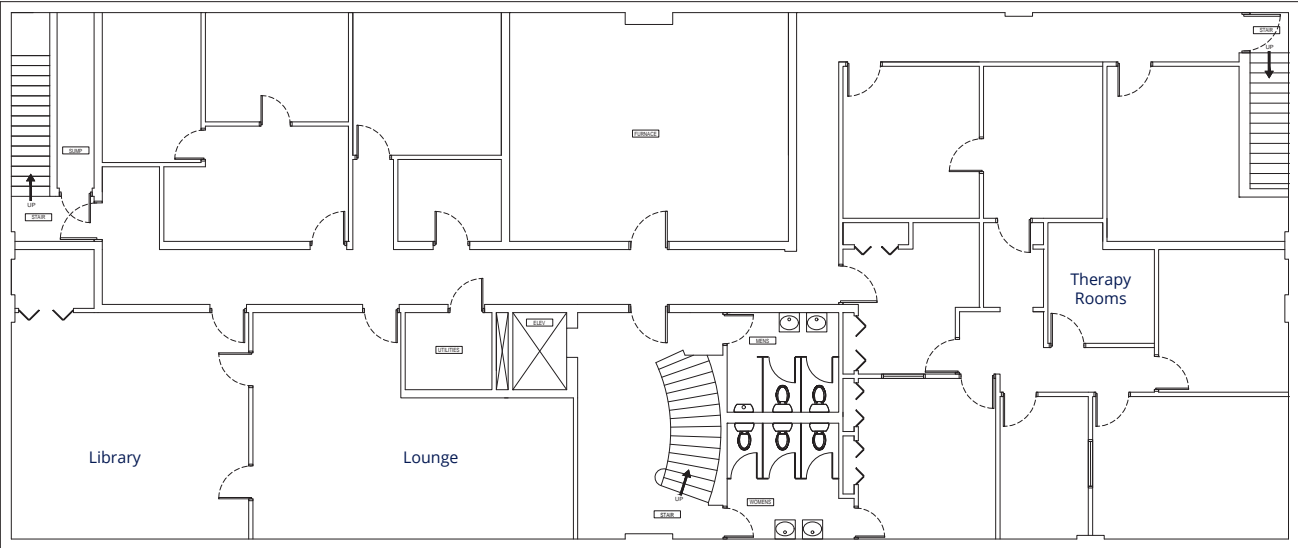


Second Floor: +/- 6,000 SF



# Floor Plans

Lower Level: +/- 6,000 SF



# Property Photos



# Property Photos

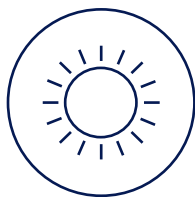


## Area Amenities & Demographics



### Population

1 mi: 18,754  
3 mi: 123,589  
5 mi: 301,774



### Daily Population

1 mi: 13,280  
3 mi: 116,882  
5 mi: 312,451



### Households

1 mi: 7,511  
3 mi: 49,380  
5 mi: 123,630



### Household Income

1 mi: \$56,565  
3 mi: \$61,638  
5 mi: \$63,616

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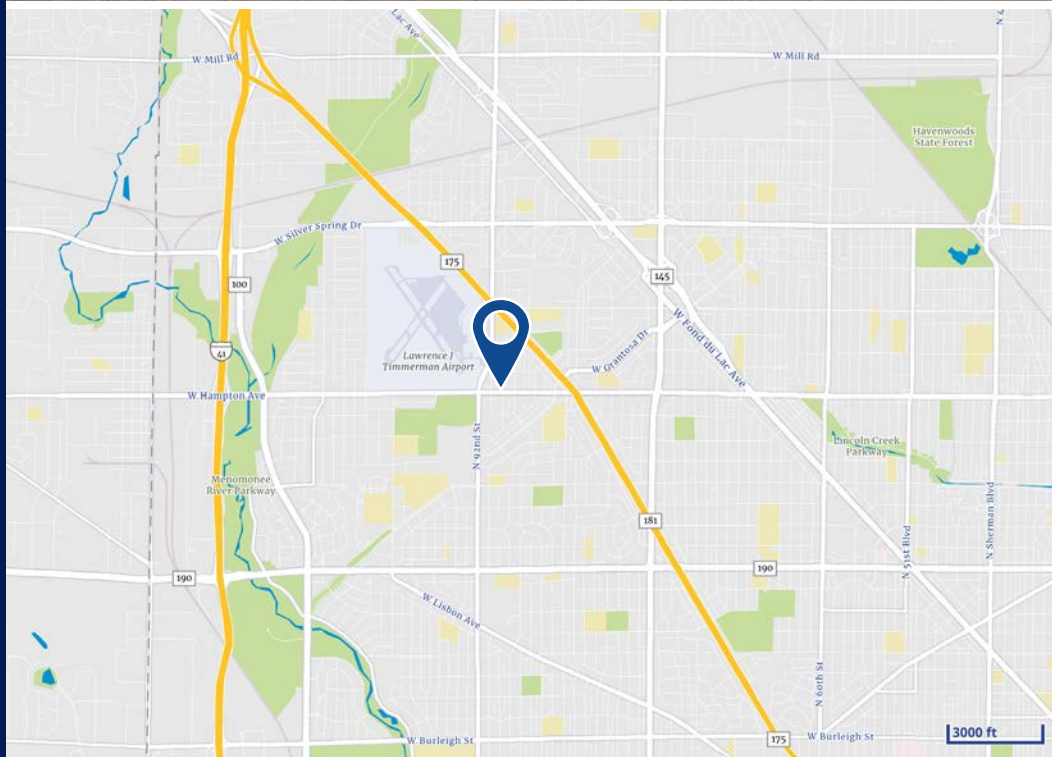
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