



THE REALTY COMPANY

3575 N OAKLAND AVE, SHOREWOOD WI 53211

\$6,750,000.00

Built in 1962 and renovated in 2009 & 2019, The Sheridan is a five story, 44 unit apartment building featuring retail spaces on the ground floor. The residential component includes 43 two-bedroom units and one one-bedroom unit. Of the two-bedroom units, 20 have one bath, 19 have one-and-a-half baths, and four have two baths.

The ground-floor retail spans 7,344 SF is leased to: McCade Insurance Agency, Exercise Coach and Beu Face & Body Lounge.

The building has one elevator that serves all five levels and the lower level, which includes laundry, storage lockers, and parking access. The property offers 57 off-street parking spaces.

Just south of Oakland Ave & Capitol Dr. with close proximity to UW Milwaukee Campus. Walking distance to restaurants, shops, entertainment, and more. Only minutes from the I-43 interchange.



For more information, please contact:

Lorna Mueller, Owner/Broker

414-405-7128

Lorna@TheRealtyCompanyLLC.com

Elizabeth Hill, Agent

414-803-1443

Elizabeth@TheRealtyCompanyLLC.com

Molly Morris, Agent

262-391-6909

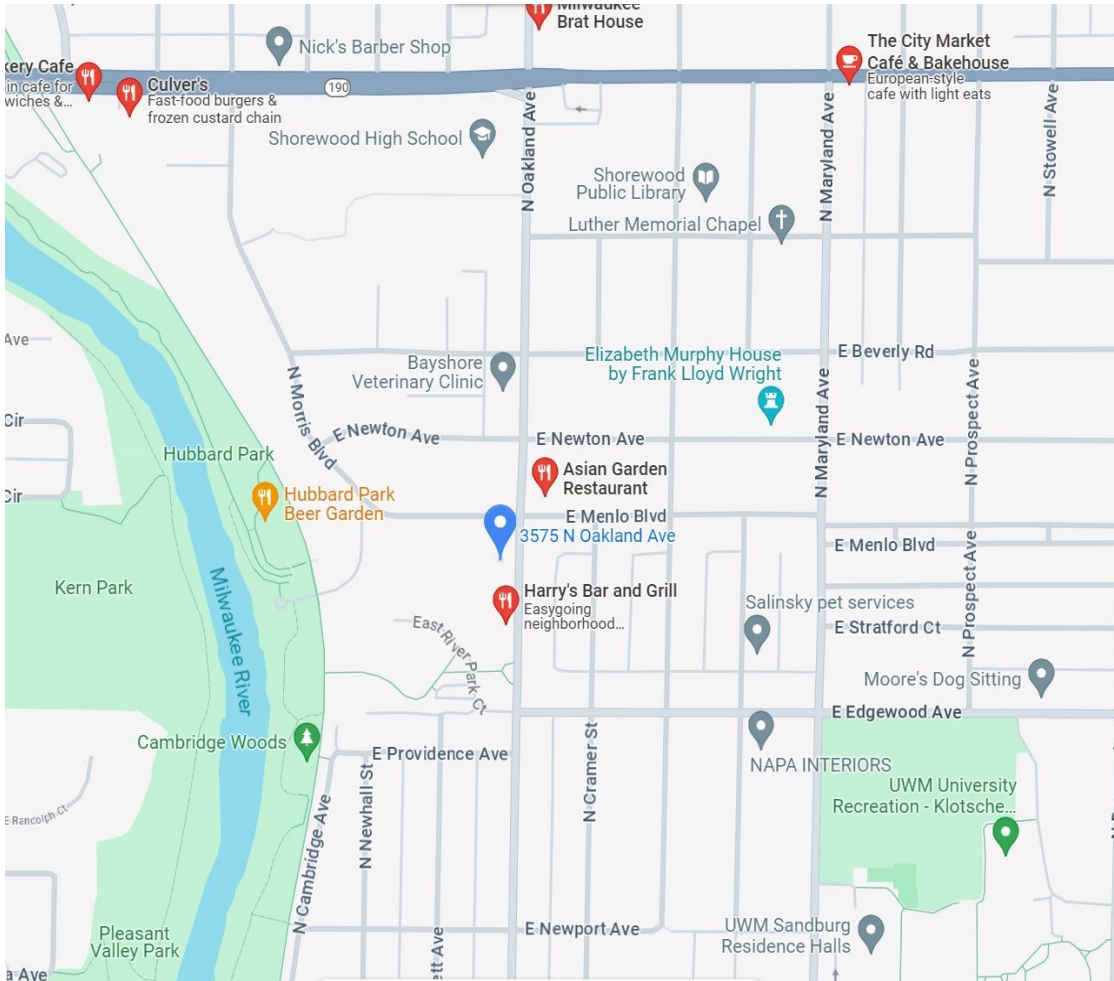
Molly@TheRealtyCompanyLLC.com

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850 Elm Grove Road, Suite 19
Elm Grove, WI 53122

TheRealtyCompanyLLC.com

3537 N Oakland Ave, Shorewood WI 53211



Year Built	1962
Lot Size	0.44 Acres
Zoning	B-1 Commercial
Renovated	2009 & 2019
# of Floors & Elevator	5 floors & 1 elevator
# of Apartments	44
	1—1 Bed/1 Bath
	20—2 Bed/1 Bath
	19—2 Bed/1.5 Bath
	2—2 Bed/2 Bath
Ground floor retail SF	7,344
Total building SF	51,967
Parking	57 spaces
	22 uncovered space
	35 covered spaces
	Non-metered off street parking
	Public parking lot to the side of the building
Heating	1 Boiler
A/C	Window sleeve A/C units
Water Heaters	7
Storage Units	20

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CURRENT INCOME & EXPENSES

INCOME	2025
Residential Income	\$ 666,600.00
Commercial Income	\$ 134,166.00
Laundry	\$ 6,000.00
Vacancy 5%	\$ 40,338.00
Gross Operating Income	\$ 766,428.00

OPERATING EXPENSES

Taxes 2025	\$ 112,337.00
Insurance	\$ 20,000.00
Management	\$ 40,000.00
Advertising	\$ 15,000.00
Leasing	\$ 6,500.00
Gas/Electric	\$ 42,000.00
Water Sewer	\$ 12,000.00
Elevator	\$ 6,100.00
Trash	\$ 7,934.40
Telephone	\$ 581.00
Repairs & Maintenance	\$ 45,207.00
Total Expenses 40%	\$ 307,659.40
Net Operating Income	\$ 458,768.60

Commercial Rent Roll:

Unit 3565	Exercise Coach	leased 11/19– 11/26	\$3609.30 mo.
Unit 3575	Mc Cade Ins. Agency	leased 9/24– 6/29	\$3474.53 mo.
Unit 3567	Beu Face & Body Lounge	leased 3/25-2/30	\$2726.00 mo.
Unit 3569			
Unit 3575 #2			
Unit 3569 #2			

Residential Unit Type:

Unit Type	# of Units	% of Total
1 Bed / 1 Bath	1	2.3%
2 Bed / 1 Bath	20	45.5%
2 Bed / 1.5 Bath	18	40.9%
2 Bed / 1.5 Bath XL	1	2.3%
2 Bed / 2 Bath	4	9.1%
Total	44	100%

Additional Income:

Pets \$40.00 per cat 5 pets currently
Parking \$75.00 per space 16 spaces leased



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Rent Roll 12/1/2025

Unit	Pet Parking	Rent	Bed/ Ba
201	\$ 80.00	\$ 1,325.00	2/1
202	\$ 75.00	\$ 1,120.00	2/1.5
203		\$ 1,300.00	2/1.5
204		\$ 1,295.00	2/1
205		\$ 1,095.00	2/1
206		\$ 1,325.00	2/1.5
207	\$ 75.00	\$ 1,495.00	2/1.5
208		\$ 1,145.00	2/1
209		\$ 1,200.00	2/1.5
210	\$ 50.00	\$ 1,330.00	1/1
211		\$ 1,095.00	2/1.5
301	\$ 70.00	\$ 1,530.00	2/1
302		\$ 1,325.00	2/1.5
303		\$ 1,465.00	2/1.5
304	\$ 150.00	\$ 1,460.00	2/1
305	\$ 75.00	\$ 1,300.00	2/1
306		\$ 1,375.00	2/1.5
307		\$ 950.00	2/1.5
308		\$ 1,275.00	2/1
309	\$ 150.00	\$ 1,095.00	2/1.5
310		\$ 1,270.00	
311	\$ 75.00	\$ 1,395.00	

Unit	Pet Parking	Rent	Bed/ Ba
401	\$ 75.00	\$ 1,250.00	2/1
402	\$ 80.00	\$ 1,395.00	2/1.5
403	\$ 100.00	\$ 1,180.00	2/1.5
404		\$ 1,235.00	2/1
405	\$ 40.00	\$ 1,095.00	2/1
406		\$ 1,415.00	2/1.5
407		\$ 1,125.00	2/1.5
408		\$ 1,150.00	2/1
409		\$ 1,150.00	2/1.5
410		\$ 1,095.00	2/1
411	\$ 50.00	\$ 1,350.00	2/1.5
501		\$ 1,195.00	2/1
502		\$ 1,270.00	2/1.5
503		\$ 1,325.00	2/1.5
504	\$ 75.00	\$ 1,290.00	2/1
505		\$ 1,095.00	2/1
506		\$ 1,195.00	1/1
507	\$ 150.00	\$ 1,620.00	2/2
508		\$ 1,200.00	2/1
509		\$ 1,565.00	2/1.5
510		\$ 1,095.00	2/1
511		\$ 1,095.00	2/1.5



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