



ENCORE

REAL ESTATE BROKERAGE

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Investment & Rental Property Specialists



[\$499,000]

Multi-Tenant Retail Development

9701–9709 West Greenfield Avenue | West Allis | Wisconsin | 53214-2644

- Taxes: \$13,449
- Tax Key #4509965001
- City/County: City of West Allis/Milwaukee County
- Building Size: 11,448 SF
- Approximate Age: 1945
- Exterior: Brick & Stone
- Roof: Rubber
- Basement: None
- Zoning: Neighborhood Commercial & Residence Districts
- Heat System: Forced Warm Air (Natural Gas)
- Water Heater: Gas
- Water/Sewer: Municipal
- Flood Plain: No
- Lot Size: 0.28 Acre

Property includes three rental units. All units are currently leased. One unit includes office/showroom space, as well as warehouse space. The second unit is retail space. It includes a large open space with a few load bearing posts. The third space is an apartment unit. It is located on the second floor and includes 1,800 square feet. The unit is well designed. The current owner is relocating his business. Seller will LEASE BACK from an investor for a short period, to insure cash flow. Given the high traffic count along this property, it is also a prime candidate for redevelopment. The current cashflow will cover almost all your expenses while preparing for redevelopment.

Sold by:

John Dyke, CCIM
Broker

Encore Real Estate
Brokerage, LLC
P.O. Box 774
Merton, WI 53056

Directions: I-894 to Greenfield Avenue, then East on Greenfield Avenue approximately 800' to property. Property is located at the Southwest corner of Greenfield Avenue and 97th Street.