



ENCORE

REAL ESTATE BROKERAGE

Phone: (262) 366-2526 / (414) 899-3537
Fax: (866) 671-0237
E-mail: Sales@EncoreWisconsin.com

Investment & Rental Property Specialists

\$560,000



1818 Water Street, #100 | Milwaukee | Wisconsin | 53202

Contact:

John Dyke, CCIM

Or Paul Rucinski

METRO MILWAUKEE OFFICE

N92 W17420 Appleton Ave, Suite 105
Menomonee Falls, WI 53051

WASHINGTON/DODGE COUNTY OFFICE

1530 Corporate Center Drive, Suite 6
West Bend, WI 53095

- First Floor Office/Retail Condominium Unit
- Contains 4,629 Square Feet
- Located in a Vibrant & Rapidly Growing Market Area
- Situated Amongst Several New Condo Buildings & Apartment Complexes
- Unit Includes Loft Style Architecture w/Exposed Cream City Brick & Timber Beams
- Layout is Conducive for Conversion to Two Separate Office/Retail Units
- Condominium Association has Approved Projecting Wall-Mounted Signage
- Water Street has an ADT Count of 7,300 Vehicles
- Unit includes Hydronic Floor Heat, Sprinkler System, New HVAC System & a Vault
- Condominium Project Provides Exterior Surveillance System

Directions: From Downtown Milwaukee go North on Water Street to Hamilton Street. Condominium Building is Located at Northeast Corner of Water Street and Hamilton Street.



Condominium Building



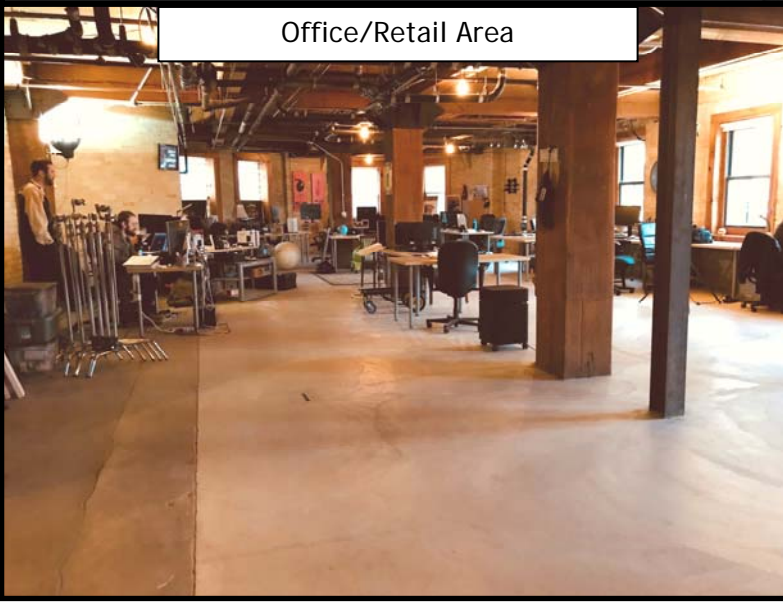
Main Entrance to Building



Condominium Unit Entrance



Condominium Building Lobby



Office/Retail Area



Conference Room

Kitchen/Breakroom



Fitness Room



Typical Restroom



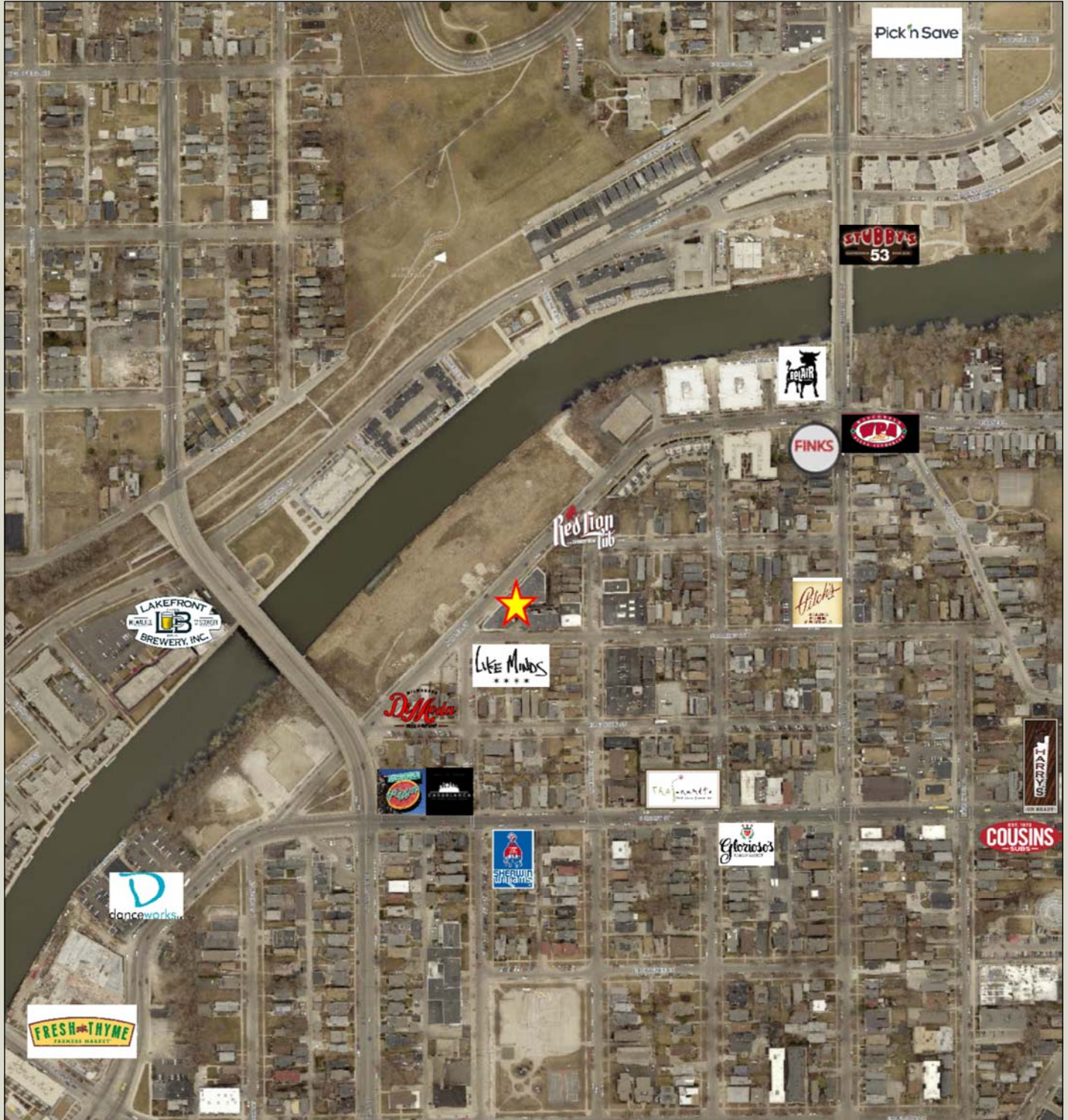


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