



Marcus & Millichap

±60,196 SQUARE FEET
FORMER
PICK N' SAVE
FREE-STANDING RETAIL
REPOSITIONING OPPORTUNITY
2931 S CHICAGO AVENUE
SOUTH MILWAUKEE, WI 53172

ONLINE
AUCTION

STARTING BID: \$100,000

R MARKETPLACE
ONLINE AUCTION
AUGUST 3-5, 2026



±60,196 SF
VALUE-ADD RETAIL
(FORMER PICK N' SAVE)
POSITIONED ON A ±5.65 ACRE
PARCEL AT THE SIGNALIZED
ENTRANCE TO GRANT
PARK PLAZA OFFERED AT
A SUBSTANTIAL DISCOUNT
BELOW REPLACEMENT
COST

SIGNIFICANT
VALUE ADD
OPPORTUNITY VIA
STRATEGIC LONG TERM
LEASE-UP AT MARKET
RATES, REPOSITIONING
OR ADAPTIVE REUSE;
FLEXIBLE 'URBAN CENTER
ZONE' ZONING ALLOWS
FOR A VARIETY
OF USES

LOCATED
WITHIN A PRIME
RETAIL CORRIDOR
BETWEEN MCDONALDS AND
A WALGREENS ANCHORED
SHOPPING CENTER WITH
FRONTAGE ALONG THE
HIGHLY TRAFFICKED S
CHICAGO AVENUE
(±11,306 VPD)

VIEW ONLINE AUCTION
AUGUST 3-5, 2026

MARKETPLACE
**ONLINE
AUCTION**
Marcus & Millichap

2931 S CHICAGO AVENUE, SOUTH MILWAUKEE, WI 53172

ONLINE AUCTION: AUGUST 3-5, 2026 | \$100,000 STARTING BID

BUILDING: ±60,196 SF	PROPERTY TYPE: FREESTANDING RETAIL/ SUPERMARKET	YEAR BUILT: 1967	SIGNALIZED ENTRANCE
PARCEL NUMBER(S): 7770518004		RENOVATED IN 2005	+4-MI TO I-41
LOT SIZE: ±5.65 AC (±246,357 TOTAL SF)	STORIES: ONE	ZONING: Z-4 URBAN CENTER ZONE	±5.5-MI TO MILWAUKEE MITCHELL INTERNATIONAL AIRPORT
PARKING: 249 SPACES	TENANCY: SINGLE	MONUMENT SIGN	±12-MI TO DOWNTOWN MILWAUKEE
	OCCUPANCY: VACANT	HIGHWAY FRONTAGE S CHICAGO AVENUE (HWY 32)	

Marcus & Millichap and RI Marketplace are pleased to present the opportunity to acquire the fee simple interest in a vacant, free-standing retail property located at 2931 S Chicago Avenue in South Milwaukee, Wisconsin (the "Property"). Formerly occupied by Pick 'n Save, the Property is being offered significantly below replacement cost, presenting investors and owner-users with a compelling opportunity to acquire a highly visible retail asset with substantial repositioning and value-add potential.

Constructed in 1967 and renovated in 2005, the Property consists of a ±60,196-square-foot single-story retail building situated on an expansive ±5.65-acre parcel (±246,357 SF). The site features 249 surface parking spaces, two points of ingress/egress, monument signage, and excellent visibility along S Chicago Avenue (Highway 32), one of South Milwaukee's primary commercial corridors with ±11,306 vehicles per day (VPD). The Property is positioned at the signalized entrance to Grant Park Plaza, immediately adjacent to a Walgreens-anchored shopping center and a free-standing McDonald's, benefiting from strong consumer traffic and established retail synergies. Previously occupied by Pick 'n Save through December 2025, the Property presents an immediate lease-up, redevelopment, or owner-user opportunity. Its large footprint, functional layout, and expansive parking field make it well-suited for a variety of retail, grocery, fitness, entertainment, medical, educational, self-storage conversion, and service-oriented uses (CoStar estimated retail rents of \$17-21/SF NNN). The Property is zoned Z-4, Urban Center Zone, and offers favorable and flexible zoning allowing for a variety of commercial and residential uses.

The Property is located in South Milwaukee, an established Milwaukee County community situated along the western shoreline of Lake Michigan ±12-mi from Downtown Milwaukee. South Milwaukee serves as a key retail and service destination for residents throughout southern Milwaukee County, supporting surrounding communities including Cudahy, St. Francis, Oak Creek, and Franklin. The area functions as a daily-needs retail hub, benefiting from a dense residential population base and strong commuter traffic throughout the Milwaukee metropolitan area. Healthcare demand is anchored by nearby medical providers and healthcare facilities, which provide a significant employment base and consistent daytime activity throughout the trade area. As one of South Milwaukee's most established commercial corridors, the area is supported by a concentration of national and regional retailers including Walgreens, McDonald's, Walmart, Meijer, and numerous neighborhood-serving businesses. The immediate trade area is further anchored by schools, municipal facilities, recreational amenities, and established residential neighborhoods that generate year-round consumer demand. Regional connectivity is provided by Hwy 32 (Chicago Avenue), directly in front of the Property, as well as I-794, I-94, and I-43, which provide convenient access throughout Milwaukee County and the broader Midwest region. The Property is also located ±5-mi from Milwaukee Mitchell International Airport, one of Wisconsin's primary transportation and employment hubs. The surrounding ±5-mi trade area is home to more than 120k residents with an average household income exceeding ±\$90,000, providing a substantial consumer base for retail, service, medical, entertainment, and commercial users. Collectively, these fundamentals reinforce the Property's long-term viability for re-tenanting, adaptive reuse, or redevelopment, offering investors a strategic foothold within one of southeastern Wisconsin's most established infill retail markets.

Disclaimer & Source(s): Demographics provided by CoStar and/or ESRI. Estimated rents are not a formal appraised rental estimate and are only intended to provide a submarket or market rent estimate, according to CoStar. Source for address being used 2931 S Chicago Ave is survey, whereas the tax assessor lists 2901 S Chicago Ave for the same property. Parcel outline is used for illustrative purposes; please refer to survey for precise parcel boundaries. Survey used as source for lot size/land area, building size, and number of parking spaces. SOUTH MILWAUKEE, WI government website used as source for zoning. Bidders need to confirm and perform their own due diligence prior to bidding.



MKE
MILWAUKEE
AIRPORT

mke
DOWNTOWN

SCHOOL
SOUTH
MILWAUKEE
HIGH SCHOOL

 **±11,306**
VPD (2025)

Advance
Auto Parts

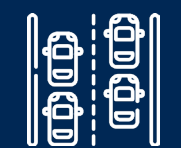
McDONALD'S

S CHICAGO AVE

DOLLAR GENERAL

**GRANT PARK
PLAZA**
WALGREENS
Great Clips **CSL**
 **H&R BLOCK**
 


**FREESTANDING RETAIL/
SUPERMARKET**


**SIGNALIZED
ENTRANCE**


**HIGH TRAFFIC/DAILY
NEEDS CORRIDOR**

 **MARKETPLACE**
**ONLINE
AUCTION**
Marcus & Millichap


**MILWAUKEE
COUNTY**

SINGLE TENANT
RETAIL

VIEW ONLINE AUCTION
AUGUST 3-5, 2026

FORMER PICK N' SAVE

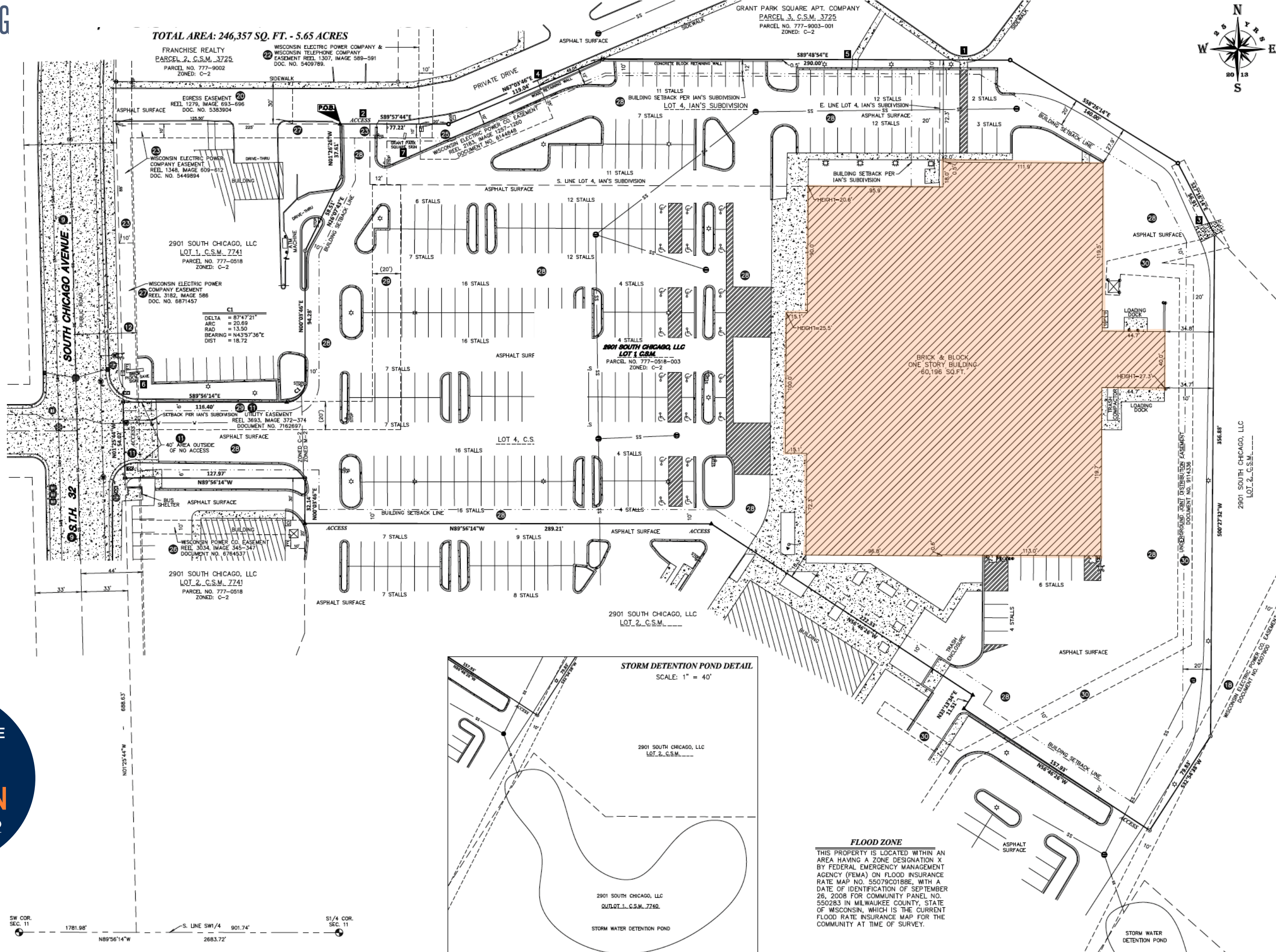


R MARKETPLACE
**ONLINE
AUCTION**
Marcus & Millichap



SOUTH MILWAUKEE, WI

SOUTH MILWAUKEE, WI



Disclaimer: The information and images contained herein are from sources deemed reliable. However, images are for illustrative purposes only and may be out-of-date and not current. Bidders will need to confirm the building's condition, interior condition/layout, etc prior to bidding.



STRATEGIC SOUTH MILWAUKEE LOCATION

 ±10 MI TO DOWNTOWN MILWAUKEE	 ±5 MI TO MILWAUKEE MITCHELL INT'L AIRPORT	 LAKE MICHIGAN SHORELINE COMMUNITY	DIRECT ACCESS TO I-94 • HWY 32 • HWY 100
--	---	---	--

SOUTH MILWAUKEE MILWAUKEE, WISCONSIN

South Milwaukee is an established Lake Michigan community located within southern Milwaukee County, ±12 miles south of Downtown Milwaukee. Home to more than 20,000 residents, the city has long served as a desirable residential and commercial destination due to its strategic location, strong municipal services, stable neighborhoods, and direct access to the broader Milwaukee metropolitan area. Situated along Highway 32 and just minutes from Milwaukee Mitchell International Airport, Interstate 94, and Interstate 43, South Milwaukee benefits from exceptional regional connectivity and convenient access to major employment centers throughout southeastern Wisconsin. Its location between Downtown Milwaukee and the rapidly growing communities of Oak Creek and Racine County further enhances its appeal as both a residential community and commercial destination.

Historically rooted in manufacturing and industry, South Milwaukee has evolved into a well-balanced community supported by healthcare, education, retail, logistics, professional services, and advanced manufacturing employers. The city is home to a diverse workforce and benefits from its proximity to major regional employers throughout Oak Creek, Cudahy, St. Francis, and Downtown Milwaukee, as well as significant industrial and distribution operations located along the Interstate 94 corridor. Continued investment in infrastructure, parks, housing, and commercial development has reinforced South Milwaukee's position as one of Milwaukee County's most stable and established suburban communities. The city also benefits from its Lake Michigan shoreline, extensive park system, and recreational amenities, which contribute to a high quality of life and strong residential demand.

The local retail market serves a broad consumer base extending beyond city limits, drawing residents from neighboring communities for shopping, dining, healthcare, and daily-needs services. South Milwaukee's established residential density, above-average household incomes, and limited large-format retail inventory continue to support demand for grocery, discount retail, fitness, medical, entertainment, and service-oriented users. Combined with its infill location, strong demographics, and proximity to major transportation corridors, these fundamentals position South Milwaukee as an attractive market for long-term commercial investment, adaptive reuse, and redevelopment opportunities.

- SOUTH MILWAUKEE IS POSITIONED ALONG LAKE MICHIGAN'S SHORELINE AND BENEFITS FROM DIRECT ACCESS TO HWY 32, I- 94, AND MILWAUKEE MITCHELL INT'L AIRPORT**
- LIMITED SUPPLY OF LARGE-FORMAT RETAIL SPACE CREATES A COMPELLING OPPORTUNITY FOR RE-TENANTING, ADAPTIVE REUSE, OR REDEVELOPMENT OF THE FORMER PICK 'N SAVE**
- STRATEGIC INFILL LOCATION WITHIN MILWAUKEE COUNTY, ONE OF WISCONSIN'S LARGEST POPULATION AND EMPLOYMENT CENTERS, SUPPORTING LONG-TERM COMMERCIAL VIABILITY**



MILWAUKEE COUNTY | SOUTHEASTERN WISCONSIN

Milwaukee County serves as the economic, cultural, and employment center of Southeastern Wisconsin, anchoring a regional economy of more than 2 million residents and over 1 million jobs. Home to the City of Milwaukee, Wisconsin's largest city, the county is recognized as a major hub for advanced manufacturing, healthcare, financial services, logistics, and technology. Milwaukee is home to numerous Fortune 1000 companies and major employers including Northwestern Mutual, Fiserv, Rockwell Automation, Harley-Davidson, ManpowerGroup, WEC Energy Group, and Johnson Controls. The region also benefits from a highly educated workforce supported by leading institutions such as the University of Wisconsin-Milwaukee, Marquette University, and Milwaukee School of Engineering.



Strategic Location & Connectivity: Milwaukee County occupies a strategic position along the Lake Michigan shoreline, providing direct access to Interstate 94, Interstate 43, Interstate 41, the Port of Milwaukee, and Milwaukee Mitchell International Airport. Its location between Chicago and Minneapolis supports efficient regional distribution throughout the Midwest and Great Lakes region.



Diverse Economic Base: Milwaukee County's economy is supported by a diverse mix of manufacturing, healthcare, financial services, technology, logistics, and professional services industries. This diversified employment base has contributed to long-term economic stability and continued business investment throughout the region.



Population & Workforce: Milwaukee County is home to approximately 915,000 residents and serves as the population center of Southeastern Wisconsin. The broader Milwaukee MSA supports more than 1.55 million residents and over 800,000 jobs, providing employers with access to one of the Midwest's largest labor pools.



Quality of Life: Residents benefit from a highly regarded park system, Lake Michigan waterfront amenities, professional sports franchises, cultural institutions, and a cost of living below the national average. Continued public and private investment throughout Downtown Milwaukee and surrounding communities supports long-term growth and workforce attraction.



Business-Friendly Environment: Wisconsin consistently ranks among the nation's leading states for manufacturing employment and business investment. Milwaukee's competitive operating costs, transportation infrastructure, and skilled workforce continue to attract corporate headquarters, industrial users, and expanding employers.



Transportation Infrastructure: Milwaukee is served by Milwaukee Mitchell International Airport, the Port of Milwaukee, four Class I freight railroads, and an extensive interstate highway network, providing multimodal connectivity throughout North America.



VIEW ONLINE AUCTION
AUGUST 3-5, 2026

R MARKETPLACE
ONLINE AUCTION
Marcus & Millichap

FORTUNE 1000 The Best in Business with 18 Fortune 1000 Headquarters

Milwaukee continues to attract corporate investment through its strategic Midwest location, skilled workforce, diversified economy, and competitive operating costs. The region serves as headquarters to numerous publicly traded and global companies spanning manufacturing, financial services, energy, healthcare, and technology sectors.

Milwaukee continues to rank among the Midwest's most attractive business markets, supported by a diversified economy, highly educated workforce, and significant investment in transportation, technology, and urban redevelopment. These fundamentals have positioned the region for sustained growth across both traditional and emerging industries.

SOURCE: <https://www.discovermilwaukee.com> AND <https://mkeregion.com>

SOUTHEASTERN WISCONSIN

THE GREATER MILWAUKEE MSA

One of the

25 BEST PLACES

for doing business

Inc.

Concentration of

MANUFACTURING EMPLOYMENT

in the U.S.

BF BUSINESS FACILITIES

Wisconsin named

TOP 10 STATE

for business

Chief Executive



THE GREATER AREA

more than 1.55 million residents, approximately 850,000 jobs, and over 52,000 businesses, the region is anchored by a broad mix of advanced manufacturing, healthcare, financial services, logistics, technology, and professional services industries. Milwaukee ranks among the nation's leading manufacturing centers and is home to 10 Fortune 1000 headquarters, including Northwestern Mutual, Fiserv, Rockwell Automation, Harley-Davidson, GE HealthCare, and WEC Energy Group.

Strategically positioned along the Lake Michigan shoreline between Chicago and Minneapolis, the region benefits from direct access to Interstate 94, Interstate 43, Interstate 41, four Class I freight railroads, the Port of Milwaukee, and Milwaukee Mitchell International Airport. More than 40% of the U.S. population can be reached within a one-day truck drive, making the area a critical hub for distribution, logistics, and commerce throughout the Midwest and Great Lakes regions.

The Milwaukee MSA is further supported by a highly educated workforce and a strong higher education network led by the University of Wisconsin-Milwaukee, Marquette University, and Milwaukee School of Engineering. Continued investment in transportation infrastructure, downtown redevelopment, innovation districts, and workforce development initiatives has strengthened the region's long-term competitiveness. Supported by a diversified economy, strategic location, and favorable business environment, the Greater Milwaukee MSA remains one of the Midwest's premier markets for investment, business expansion, and sustained economic growth.



ECONOMY

- One of the Midwest's most diversified economies, anchored by manufacturing, healthcare, financial services, logistics, and technology
- Wisconsin ranks among the nation's leading states for manufacturing employment and industrial output
- Home to major corporate headquarters, research institutions, and advanced manufacturing operations
- Competitive business costs and access to a highly skilled workforce continue to attract investment and expansion
- Significant ongoing investment in transportation infrastructure, downtown redevelopment, and innovation districts



MAJOR AREA EMPLOYERS

- | | | |
|-----------------------|----------------------|-----------|
| • Northwestern Mutual | • Aurora Health Care | • Uline |
| • Fiserv | • Froedtert Health | • Amazon |
| • Rockwell Automation | • WEC Energy Group | • Komatsu |
| • Harley-Davidson | • Johnson Controls | • Generac |
| • GE HealthCare | • Kohl's | |

SOURCE: <https://mkeregion.com>

VIEW ONLINE AUCTION
AUGUST 3-5, 2026

1.55M
Resident
Population

52,000
Businesses &
850,000+ Jobs

5%
Annual
Growth



SPORTS, ARTS, AND ENTERTAINMENT

- Milwaukee Brewers (MLB)
- Milwaukee Bucks (NBA)
- Milwaukee Admirals (AHL)
- Summerfest, the world's largest music festival
- American Family Field
- Fiserv Forum
- Milwaukee Art Museum
- Milwaukee Public Market
- Milwaukee County Lakefront & Cultural District



EDUCATION

- University of Wisconsin-Milwaukee (23,000+ students)
- Marquette University
- Milwaukee School of Engineering (MSOE)
- University of Wisconsin-Whitewater
- Carroll University
- Concordia University Wisconsin



THE "TALENT ADVANTAGE"

- More than 190,000 college students enrolled across southeastern Wisconsin institutions
- Strong pipeline of engineering, healthcare, manufacturing, and business graduates
- Nationally recognized workforce development and apprenticeship programs
- Access to labor from Milwaukee, Madison, Racine, Kenosha, and northern Illinois



THRIVING TECH SECTOR

- Milwaukee ranked 5th on Forbes list of "up and coming" tech cities
- Named a top 15 tech hub in North America
- 2,000 tech companies and more than 80,000 tech jobs

MILWAUKEE MSA



 ±7,518
VPD (2025)

GRANT PARK PLAZA
WALGREENS
Great Clips **CSL**
 **H&R BLOCK**
 

 **TOWNEPLACE SUITES** **meijer** **IKEA**   
   



Advance Auto Parts

MCDONALD'S

 ±108,126
VPD (2025)

DREXEL BLVD

S CHICAGO AVE



 ±11,306
VPD (2025)

 **ONLINE AUCTION**
Marcus & Millichap

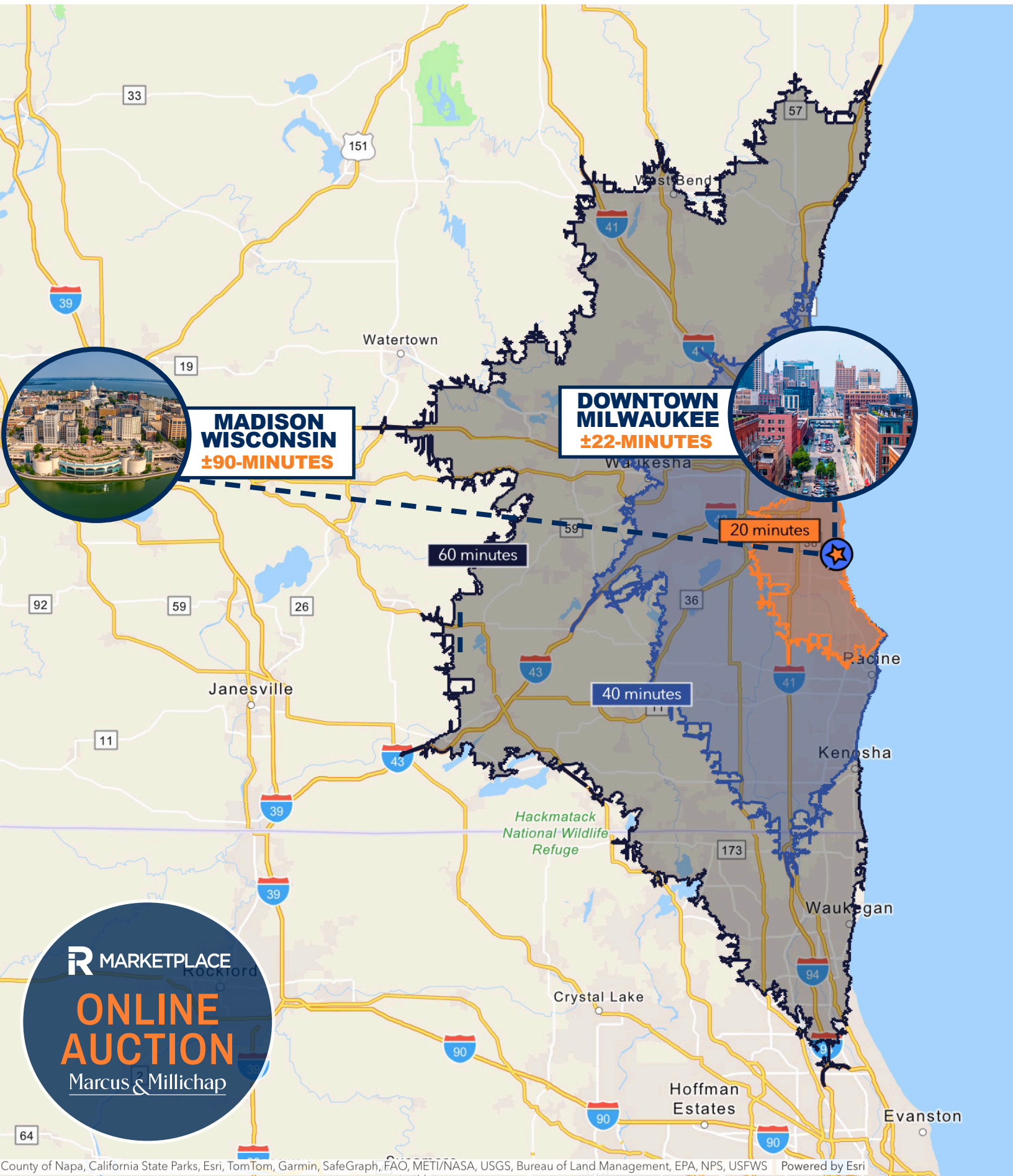
EXPANDED AERIAL

VIEW ONLINE AUCTION
AUGUST 3-5, 2026

EATON

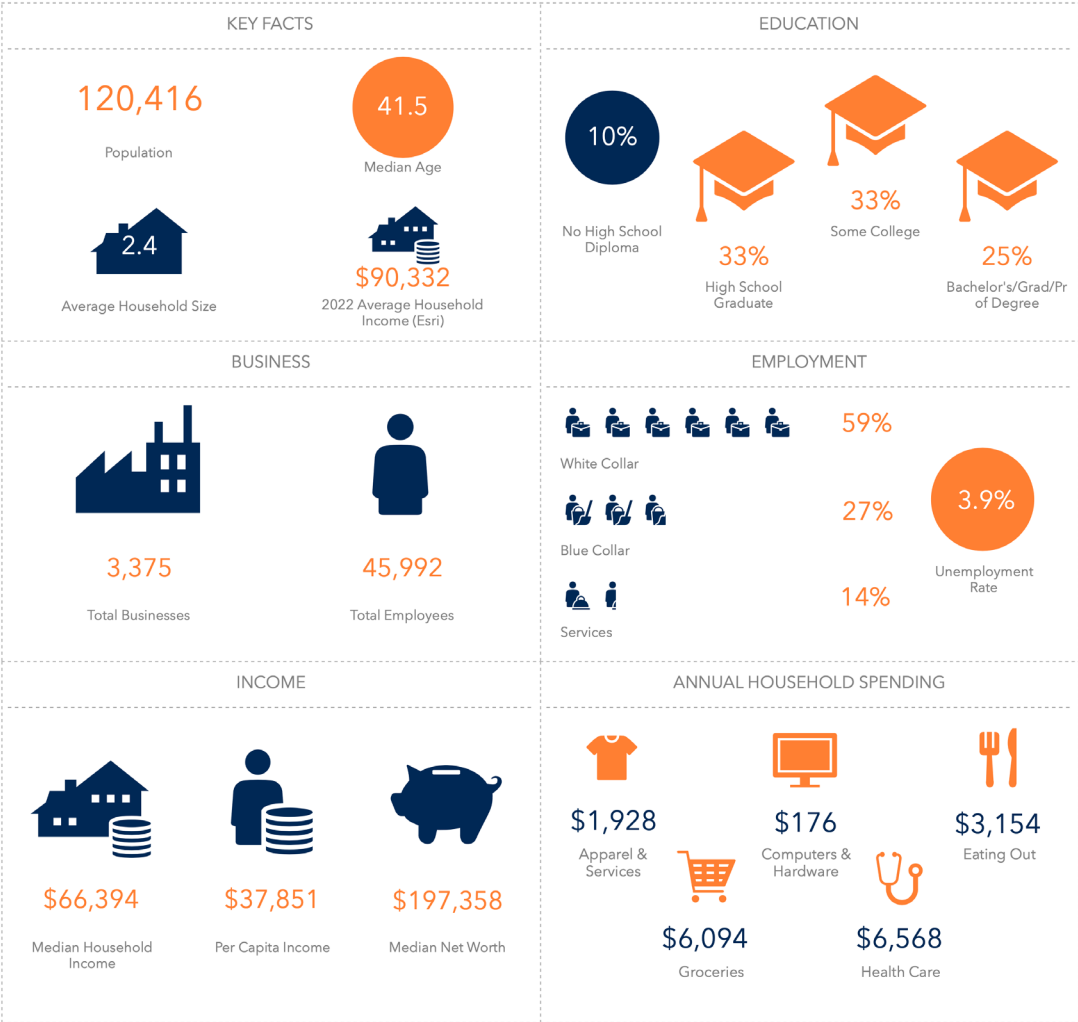
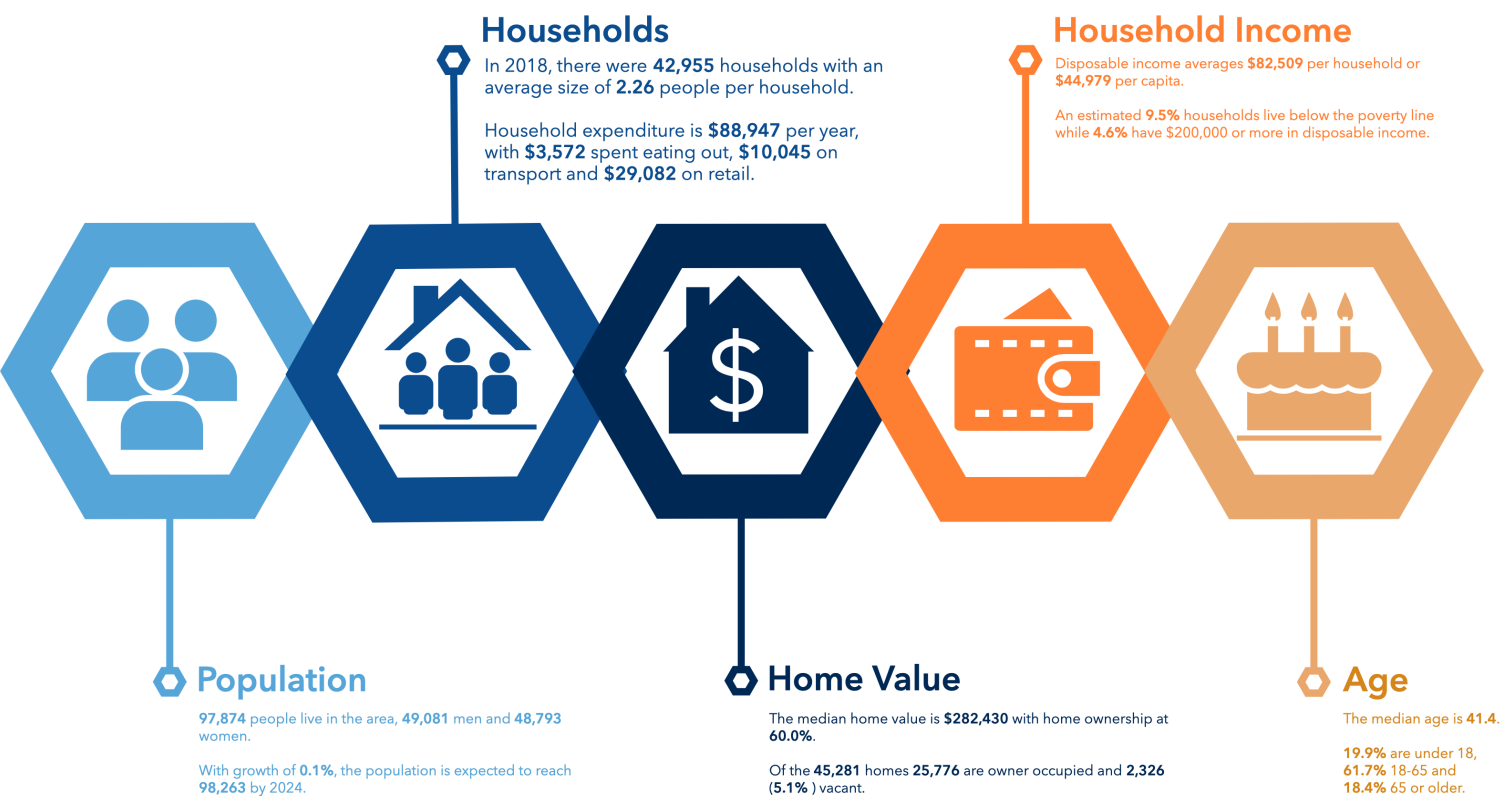
FORMER PICK N' SAVE
SOUTH MILWAUKEE, WI

MILWAUKEE METRO AREA DRIVE TIME MAP (20, 40, 60-MINUTES)



5-MILE DEMOGRAPHICS

VIEW ONLINE AUCTION
AUGUST 3-5, 2026



This infographic contains data provided by Esri, Esri and Infogroup. The vintage of the data is 2023, 2027. © 2020 Esri

ONLINE AUCTION

STARTING BID \$100,000
AUCTION DATES: AUGUST 3-5, 2026
CLICK TO VIEW AUCTION WEBSITE

THE OFFERING PROCESS

An online auction event will be conducted on RealINSIGHT Marketplace in accordance with the Sale Event Terms and Conditions (<https://marketplace.realinsight.com/legal-sale-terms>). ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

DUE DILIGENCE

Due diligence materials are available to qualified prospective bidders via an electronic data room hosted by RealINSIGHT Marketplace. Prospective bidders will be required to electronically execute a confidentiality agreement prior to being allowed access to the materials. All due diligence must be conducted prior to signing the purchase and sale agreement. You may contact the sales advisors with any due diligence questions.

BUYER QUALIFICATION

Prospective bidders will be required to register with RealINSIGHT Marketplace to bid. Each bidder will be required to provide current contact information, submit proof of funds up to the full amount they plan to bid, and agree to the Auction Terms and Conditions. In order to participate in an auction, the Seller requires bidders to provide proof of their liquidity in an amount of at least their anticipated maximum bid for those assets they wish to bid on. Such liquidity must be in the form of cash, or cash equivalents, and must be available immediately without restriction.

Generally, recent bank statements, brokerage account statements, or bank letters are acceptable. A line of credit statement may be acceptable only if it is already closed and in place, has undrawn capacity, and may be funded immediately without bank approval. Loan pre-approval letters, term sheets, and the like, where the loan would be collateralized by the property up for auction and funded at escrow closing, are NOT acceptable. Capital call agreements, investor equity commitments, and the like, are evaluated on a case-by-case basis. The acceptance of any proof of funds documents are made at the sole and absolute discretion of RealINSIGHT Marketplace. For further information, please visit the Bidder Registration FAQ (<https://marketplace.realinsight.com/faq-bid-registration>).

AUCTION DATE

The Auction end date is set for JUNE 22-24, 2026.

ABSOLUTE AUCTION

This will be an absolute auction and the Property will have a \$1 reserve price ("Reserve Price"). The starting bid is the Reserve Price. The seller can accept or reject any bid. All bidders agree to execute the non-negotiable purchase and sale agreement, which will be posted to the electronic data room prior to bidding commencement, should they be awarded the deal. For further information about how to bid, please visit the Bidding page (<https://marketplace.realinsight.com/faq-bidding>).

CLOSING

Following the auction, the winning bidder will be contacted by phone and email to go over specifics of the sale, including the execution of the purchase agreement and all documentation involved in the purchase. The winning bidder must be available by telephone within two hours of the sale. More information can be found on the RealINSIGHT Marketplace website.

FOR AUCTION RELATED QUESTIONS

PHIL KATES

Senior Managing Director Investments
Auction Advisor
FL License #: SL3235872
P: 305-206-1286
E: Philip.Kates@marcusmillichap.com

TODD LINDBLOM, BROKER OF RECORD

Marcus & Millichap
5001 Spring Valley Rd., Ste. 1100 W
Dallas, TX 75244
TX Lic #: 9002994

ADAM SKLAVER

Senior Managing Director Investments
Auction Advisor
FL License #: SL3429070
C: 301-706-4619
E: Adam.Sklaver@marcusmillichap.com

Marcus & Millichap



NON-ENDORSEMENT & DISCLAIMER NOTICES

CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and should not be made available to any other person or entity without the written consent of Marcus & Millichap. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap. All rights reserved.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

Activity ID # ZAH1240151

ONLINE AUCTION

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Marcus & Millichap Real Estate
Effective July 1, 2016

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.

Copyright © 2016 by
Wisconsin REALTORS® Association

Drafted by Attorney Debra Peterson Conrad

Marcus & Millichap Real Estate Services
13890 Bishop's Drive Suite 300
Brookfield, WI 53005

Todd Lindblom
Phone: (262) 364-1900 | Fax: (262) 364-1910

STARTING BID \$100,000
AUCTION DATES: AUGUST 3-5, 2026
CLICK TO VIEW AUCTION WEBSITE

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:
3 DISCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:
8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.
19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.
23 CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.
28 The following information is required to be disclosed by law:
29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.
32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.
35 CONFIDENTIAL INFORMATION: _____
36 _____
37 _____
38 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____
41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)
42 DEFINITION OF MATERIAL ADVERSE FACTS
43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.
47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.
52 NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

Marcus & Millichap

OFFICES THROUGHOUT THE U.S. AND CANADA
www.marcusmillichap.com

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.
Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services, Inc. © 2021 Marcus & Millichap. All rights reserved.

FORMER PICK N' SAVE

SOUTH MILWAUKEE, WI