



FOR SALE

433 Milwaukee Ave. Burlington, WI 53105

PROPERTY HIGHLIGHTS

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- **Value Add Opportunity**
- **Building Size:** 51,433 SF
- **Lease Type:** NNN
- **Year Built:** 1978
- **Zoning:** B-2
- **Sale Price:** \$3,200,000
- **CAP Rates:** 8.4%
- **Acerage:** 2.5 AC
- **Parking Spaces:** 193
- **Price Per Sq Ft.:** \$62.08



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SITE PLAN



GREAT LAKES
REAL ESTATE SERVICES

433 Milwaukee Ave. Burlington, WI 53105

DEMOGRAPHICS

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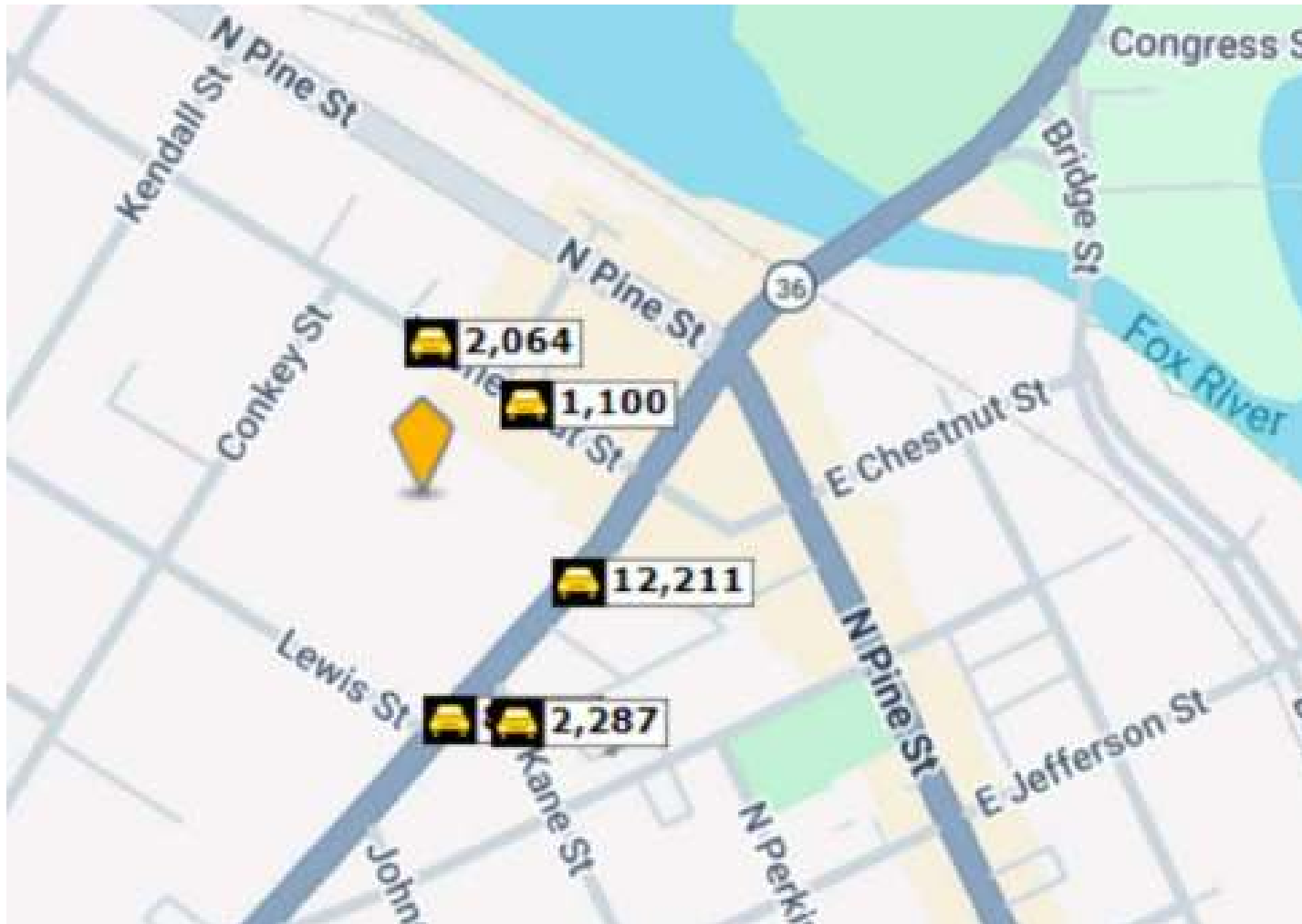
- **Center Type:** Strip Center
- **Tenancy:** Multiple
- **Asking Rent:** Withheld
- **Frontage:** 180' on Chestnut St.
- **Frontage:** 195' on Milwaukee Ave.
- **Parking Spaces:** 2.79/1,000 SF;
193 surface spaces
- **Land Area:** 2.55 AC (111,078 SF)
- **Parcel:** 206-031932580050
- **Building Type:** General Retail
- **Secondary:** Office
- **GLA:** 40,792 SF
- **Year Built:** 1978
- **Amenities:** dedicated turn lane
- **Pedestrian Friendly:** 60-
Moderately Friendly
- **Car Friendly:** 100- Exceptionally
Friendly



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TRAFFIC COUNT

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STATE OF WISCONSIN BROKER DISCLOSURE

WISCONSIN LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE CUSTOMERS.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS: You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- The duty to prove brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information to other parties.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS: Broker will keep confidential any information given to the broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing services to you. The following information is required to be disclosed by law:

1. Material adverse facts, as defined in section 452.01 (5g) of Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

_____ (Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION: I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers: _____

SEX OFFENDER REGISTRY: Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS: A material adverse fact is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. As a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction. No representation is made as to the legal validity of any provision on any specific transaction.



CONTACT

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RENTAL REVENUE SUMMARY

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Leased Rooms	Sq. Ft.
Available	385
Available	315
Available	112
Available	120
Lisa Haulotte	99
Advanced Solutions - Tria	187
Available	88
Electrolysis by Patti	132
Available	80
Available	‘1,000
Edwards Group CPAs	3,093
Available	1B and 4 are same room
Available	180
Available	672
Available	288

Leased Rooms	Sq. Ft.
Edwards Group CPAs	3 and 8 are same room
Available	1,046
Edwards Group CPAs	‘1,740
Klean Keepers	679
WCSC Racine (Home Instead)	882
STTC	2,712
Mash Group LLC (Ace Hardware)	‘6,000
Mash Group LLC (Ace Hardware)	21,863
Gateway	4,694
Innovaitons Dance Studio	1,052
Upstairs Halls, etc	560
Common Area Downstairs	1,954
Common Area Upstairs- Foyer	‘1,500
Available	4,286
Total	51,433



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