

FOR SALE OR LEASE

7101-7105

W Greenfield Ave

West Allis, WI 53214

8,514 sq ft

\$410,000

7101: \$1,800/mo (+ Tax, CAM, Ins.)

7105: \$1,500/mo (+ Tax, CAM, Ins.)

Available Now

PRICED  
\$40,000 BELOW  
ASSESSMENT!



### Commercial Building in Business Improvement District

- Located in West Allis Business Improvement District
- Many updated features
- Adjacent to 6-points redevelopment as well as the Summit Place and West Allis Center office complex
- Next to MATC, Lakeland College and Upper Iowa University

### Building Specifications

Building Size:	8,514 sq ft
7101 Space Size:	1,800 sq ft
7105 Space Size:	3,270 sq ft (does not include lower or upper level areas which per the City are not to be occupied, but can be used for storage)
Maximum Contiguous:	7101 & 7105 spaces can be combined
Number of Floors:	Two, plus lower level
Year Built/Renovated:	1930s/2002
Construction Type:	Brick
A/C:	100%
Present Use:	Commercial-Storefront
Parking area:	Ample street parking and municipal lot behind building
Zoning:	Business
Public Transportation:	Several nearby routes available on Greenfield Ave.
Utilities:	Tenant pays own utilities, janitorial, phone, etc. directly
Grants:	West Allis Improvement District



For more information, contact:

**David L. Barry, CCIM, SIOR**  
414.272.6733  
david.barry@cassidyurley.com

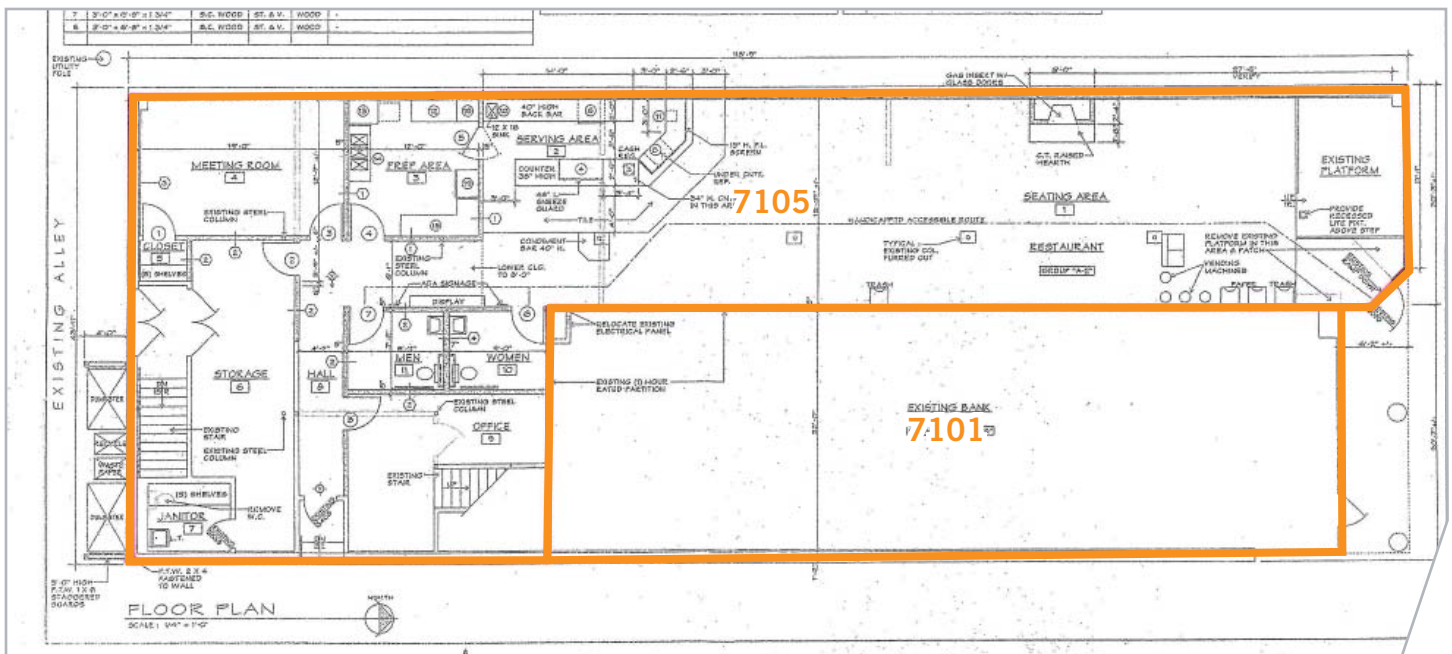
1232 North Edison Street  
Milwaukee, WI 53202-2502  
Telephone 414.271.1870  
Facsimile 414.271.1478

[www.cassidyurley.com/milwaukee](http://www.cassidyurley.com/milwaukee)

**Cassidy  
Turley** Barry

FOR SALE OR LEASE

7105 W Greenfield Ave, West Allis (Suburban Milwaukee), WI 53214



### Pricing Details

Sale Price: \$495,000 **REDUCED TO \$410,000**  
2010 Property Taxes: \$11,731.51  
Monthly Rental:  
7101: \$1,800/mo\*  
7105: \$1,500/mo\*  
\*In addition to Monthly Rental, each tenant shall pay 50% of the property taxes, CAM and insurance - approximately \$550/mo)  
Rental Increases: \$50/mo per year plus operating expenses pass through

For more information, contact:

**David L. Barry, CCIM, SIOR**  
414.272.6733  
david.barry@cassidyturley.com

1232 North Edison Street  
Milwaukee, WI 53202-2502  
Telephone 414.271.1870  
Facsimile 414.271.1478

www.cassidyturley.com/milwaukee

**BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS**

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

2 **BROKER DISCLOSURE TO CUSTOMERS**

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

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless  
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is  
12 prohibited by law **(See Lines 47-55)**.
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the  
14 confidential information of other parties **(See Lines 22-39)**.
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and  
17 disadvantages of the proposals.

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

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of  
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION  
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,  
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR  
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER  
27 PROVIDING BROKERAGE SERVICES TO YOU.**

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES **(SEE LINES 47-55)**.
  - 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST  
33 THAT INFORMATION BELOW **(SEE LINES 35-36)**. AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER  
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

38 \_\_\_\_\_

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

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

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the  
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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  
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect  
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision  
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence  
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce  
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
54 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  
55 agreement made concerning the transaction.

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