

# For Sale

## Multiple Tenant Building



7338-7346 West Greenfield Ave.  
West Allis, WI 53214

### GENERAL INFORMATION

**SALE PRICE:** **\$375,000.00**

**BUILDING SIZE:** 9,168 approximate total square footage  
7,728 approximate square footage occupied  
Two upper level floors – basement

**OCCUPANCY:** 84%

**SIGNAGE:** building facade

**YEAR BUILT:** 1924

**ZONING:** C-1 Central Business District

**PARKING:** on-street & City parking lot

**NOI:** \$26,000.00

**TAXES:** \$9,147.77

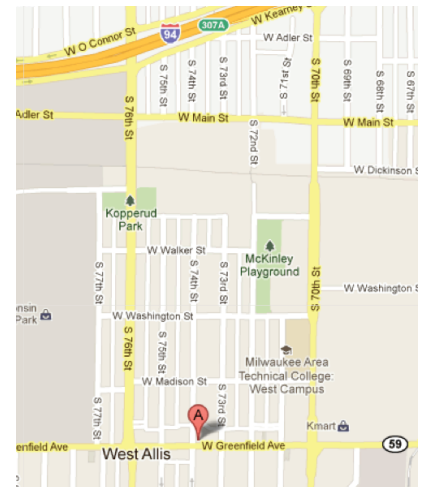
**ROOF::** Rubber membrane – completed by Noffke Roofing 2010

**COMMENTS:** Corner building located along West Allis's central retail corridor surrounded by a densely populated neighborhood.

### CONTACT INFORMATION

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### TENANTS:

- Catholic Books
- Diane's Design
- American Technical Services
- Approximately 2,026 sq. ft. of 2nd floor used for owner storage

### DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	22,587	159,146	447,851
Ave. HH Income	\$53,982	\$59,144	\$57,246

### TRAFFIC COUNT

15,800 cars per day Greenfield Ave

All prices are subject to change. Information is deemed reliable, however no warranty or representation is made to the accuracy and should be verified.