

COMMERCIAL BUILDING FOR SALE OR LEASE*7101 West Greenfield Avenue**West Allis (Suburban Milwaukee), WI 53214***PROPERTY DETAILS**

| | |
|------------------------|---|
| Building Size: | 8,514 square feet |
| Available Suite: | 1,800 square feet |
| Number of Floors: | One |
| Year Built: | 1930s |
| Year Renovated: | 2002 |
| Construction Type: | Brick |
| A/C: | 100% |
| Utilities: | Tenant pays own utilities, janitorial, phone, etc. directly |
| Public Transportation: | Several routes available to site |
| Present Use: | Bank |
| Parking Area: | Ample street parking and municipal lot behind building |
| Zoning: | Business |
| Grants: | West Allis Improvement District |

SPECIAL FEATURES

- 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
- Corner location on lighted intersection

**PRICING**

| | |
|-------------------|---|
| Sale Price: | \$495,000 Reduced to \$450,000 |
| Monthly Rental: | \$2,175/month (plus proportionate share of property taxes, CAM and insurance, approx. \$850/month, based upon 2007 expenses) |
| Rental Increases: | \$50/month per year plus operating expense pass through |
| Tax Key #: | 453-0059-000 |
| Occupancy: | September 2010, but existing tenant can vacate immediately |

CONTACT

David L. Barry, CCIM, SIOR
dbarry@colliers-barry.com

COLLIERS BARRY

1232 North Edison Street, Milwaukee, WI 53202 Phone: (414) 271-1870 Fax: (414) 271-1478

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DISCLOSURE OF REAL ESTATE AGENCY - C

THIS DISCLOSURE IS BEING PROVIDED BY COLLIERS BARRY and

Firm Name(s)

David L. Barry, CCIM, SIOR

WHO ARE WORKING AS:

X

Owner's Agent

Buyer's/Tenant's Agent

Sales Associate(s)

Wisconsin Statute §452.135 requires that brokers provide a written agency disclosure form containing a disclosure of duties owed to all parties, the duties owed to the broker's client, a statement regarding confidentiality and a statement of which party (ies) the broker represents, before providing brokerage services to a party. This form is being provided to comply with that requirement.

DUTIES TO ALL PARTIES

Wisconsin Statute section 452.133(1) states that in providing brokerage services to a party to a transaction) including both clients and customers), a broker shall do all of the following:

- (a) Provide brokerage services to all parties to the transaction honestly, fairly and in good faith.
- (b) Diligently exercise reasonable skill and care in providing brokerage services to all parties.
- (c) Disclosure to each party all material adverse facts that the broker knows and that the party does not or cannot discover through reasonably vigilant observation, unless the disclosure of a material adverse fact is prohibited by law.
- (d) Keep confidential any information given to the broker in confidence, or any information obtained by the broker that he or she knows a reasonable party would want to be kept confidential, unless the information must be disclosed under (c) or Wis. Stats. sec. 452.23 (information contradicting third party inspection or investigation reports) or is otherwise required by law to be disclosed or the party whose interests may be adversely affected by the disclosure specifically authorizes the disclosure of particular confidential information. A broker shall continue to keep the information confidential after the transaction is complete and after the broker is no longer providing brokerage services to the party.
- (e) Provide accurate information about market conditions that affect a transaction, to any party who requests the information, within a reasonable time of the party's request, unless disclosure of the information is prohibited by law.
- (f) Account for all property coming into the possession of a broker that belongs to any party within a reasonable time or receiving the property.
- (g) When negotiating on behalf of a part, present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

DUTIES TO A CLIENT

Wisconsin Statute section 452.133(1) states that in addition to his or her duties under lines 4 to 21, a broker providing brokerage services to his or her client shall do all of the following:

- (a) Loyal represent the client's interests by placing the client's interests ahead of the interests of any other party, unless loyalty to a client violates the broker's duties under lines 4 to 21 of Wis. stats. sec. 452.137(2) (duties to all clients in multiple representation situations).
- (b) Disclosure to the client all information known by the broker that is material to the transaction and that is not known by the client or discoverable by the client through reasonably vigilant observation, except for confidential information (see lines 10 to 15) and other information, the disclosure of which is prohibited by law.
- (c) Fulfill any obligation required by the agency agreement, and any order of the client that is within the scope of the agency agreement, that are not inconsistent with another duty that the broker has under this chapter or any other law.

CONFIDENTIALITY NOTICE TO CLIENTS AND CUSTOMERS

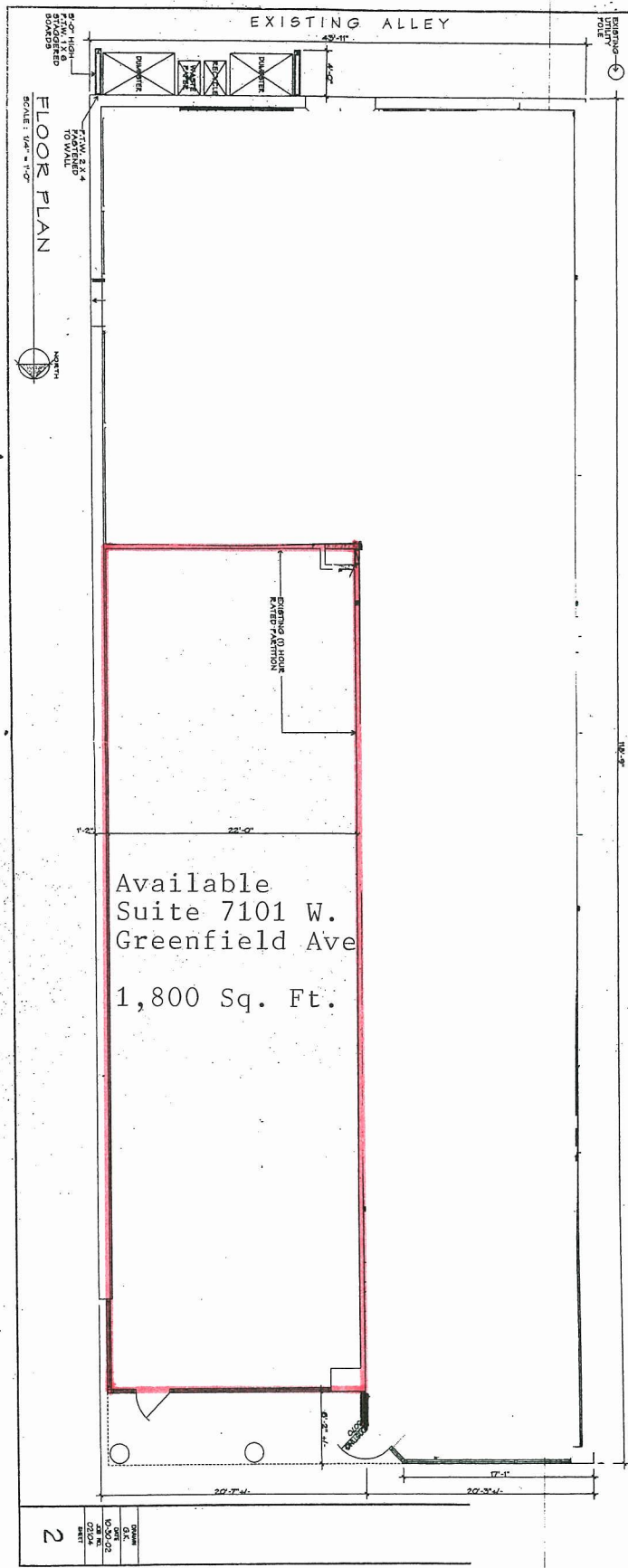
A BROKER IS REQUIRED TO MAINTAIN THE CONFIDENTIALITY OF ALL INFORMATION GIVEN TO THE BROKER IN CONFIDENCE AND OF ALL INFORMATION OBTAINED BY THE BROKER THAT HE OR SHE KNOWS A REASONABLE PARTY WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW (SEE LINES 10 TO 15). THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 1) MATERIAL ADVERSE FACTS AS DEFINED IN SECTION 452-01(5g)(OVER) OF THE WISCONSIN STATUTES.
- 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 YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION IN THE SPACE BELOW THAT IS MARKED "CONFIDENTIAL INFORMATION" AT A LATER TIME. YOU MAY ALSO PROVIDE THE BROKER WITH OTHER WRITTEN NOTIFICATION OF WHAT INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

IF YOU WISH TO IDENTIFY SPECIFIC INFORMATION AS CONFIDENTIAL, PLEASE COMPLETE THE "CONFIDENTIAL INFORMATION" SECTION BELOW AND RETURN TO BROKER.

CONFIDENTIAL INFORMATION: _____



EXISTING ALLEY

FLOOR PLAN



Available
Suite 7101 W.
Greenfield Ave
1,800 Sq. Ft.

| | |
|-------|--------------|
| DATE | 10-30-02 |
| BY | 02/04 |
| SCALE | 1/8" = 1'-0" |
| SHEET | 2 |