

PRICE REDUCED

FOR SALE OR LEASE:

3303

W. National Avenue

MILWAUKEE | WI

Contact us:

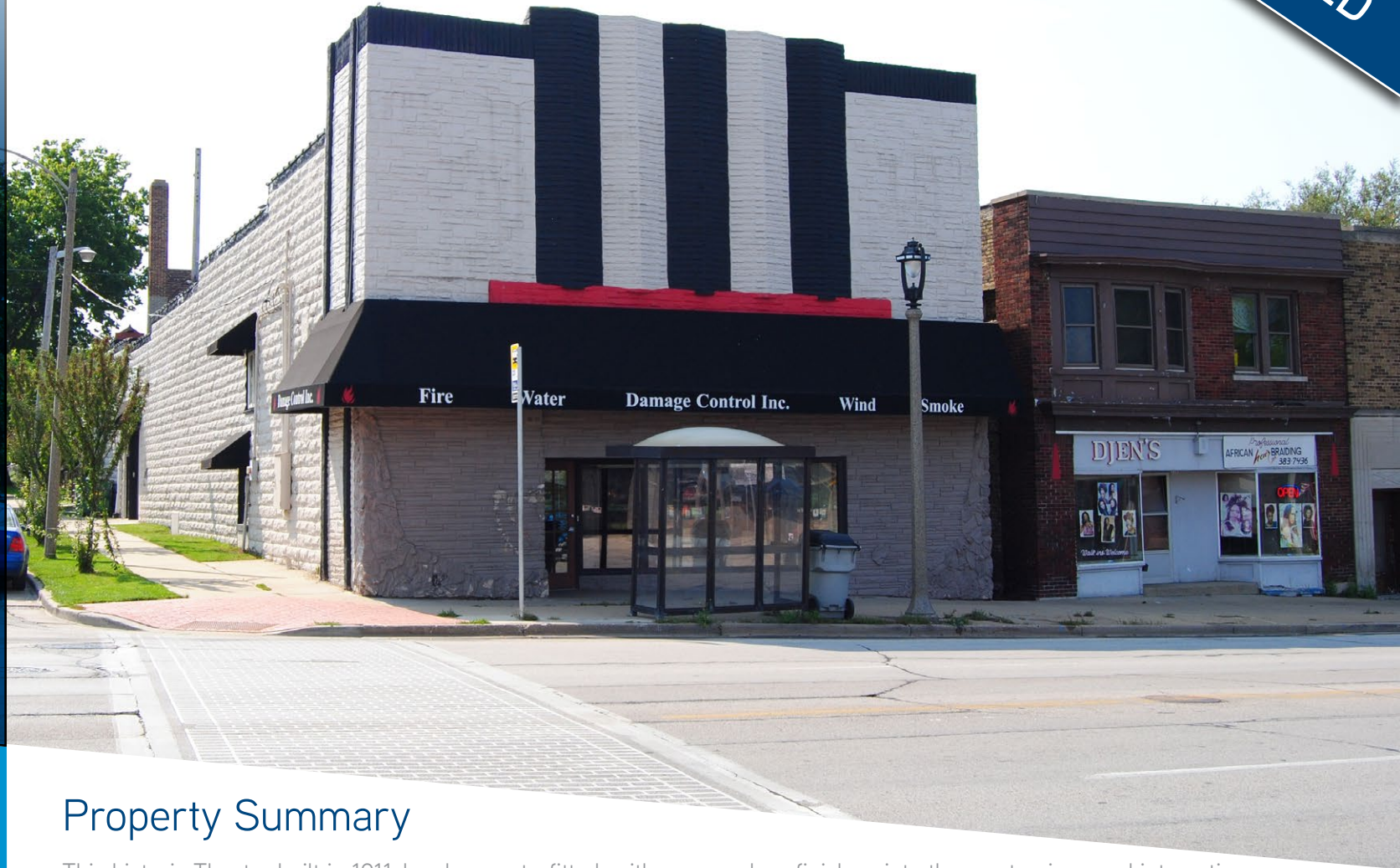
Sal Strehlow

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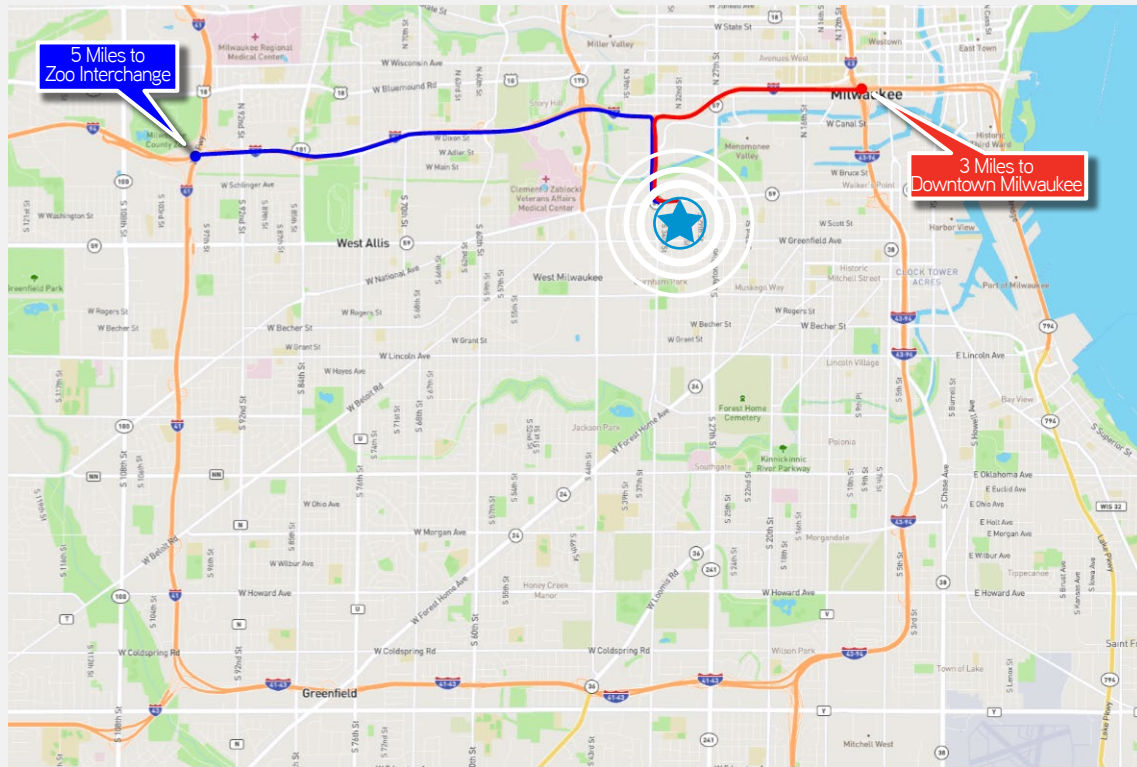
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Property Summary

This historic Theatre built in 1911, has been retrofitted, with new modern finishes, into the most unique and interesting office/flex space on National Avenue. Once home to "moving pictures" (yes the projector room is preserved) the historic renderings of the theatre are framed and featured throughout the space. With two levels of offices, and warehouse/storage or parking in the back, there is not a more creative space in the city. The building also features a full, and dry basement that can also be used for storage or a workshop of your liking. A walkable, historic building, with a prominent location that can become your next office show room feature piece of history. Don't pass up this amazing opportunity to Lease or Own The Grace Theatre.



BUILDING SPECIFICATIONS

Building Size	7,044 SF
Year Built	1911
Construction	Masonry Block
Lot Size	0.12 Acres
Tax Key	4351001000
Drive-In Door	One (10' x 12')

SALE PRICE

\$350,000 (\$49.68/SF)

LEASE RATE

\$9.00/SF Gross

PROPERTY HIGHLIGHTS

- High Finish Office Space
- Basement Storage Space
- Easy Access to Interstate
- Located on Corner/Bus Line



20 Minute Drive Time

10 Minute Drive Time

5 Minute Drive Time

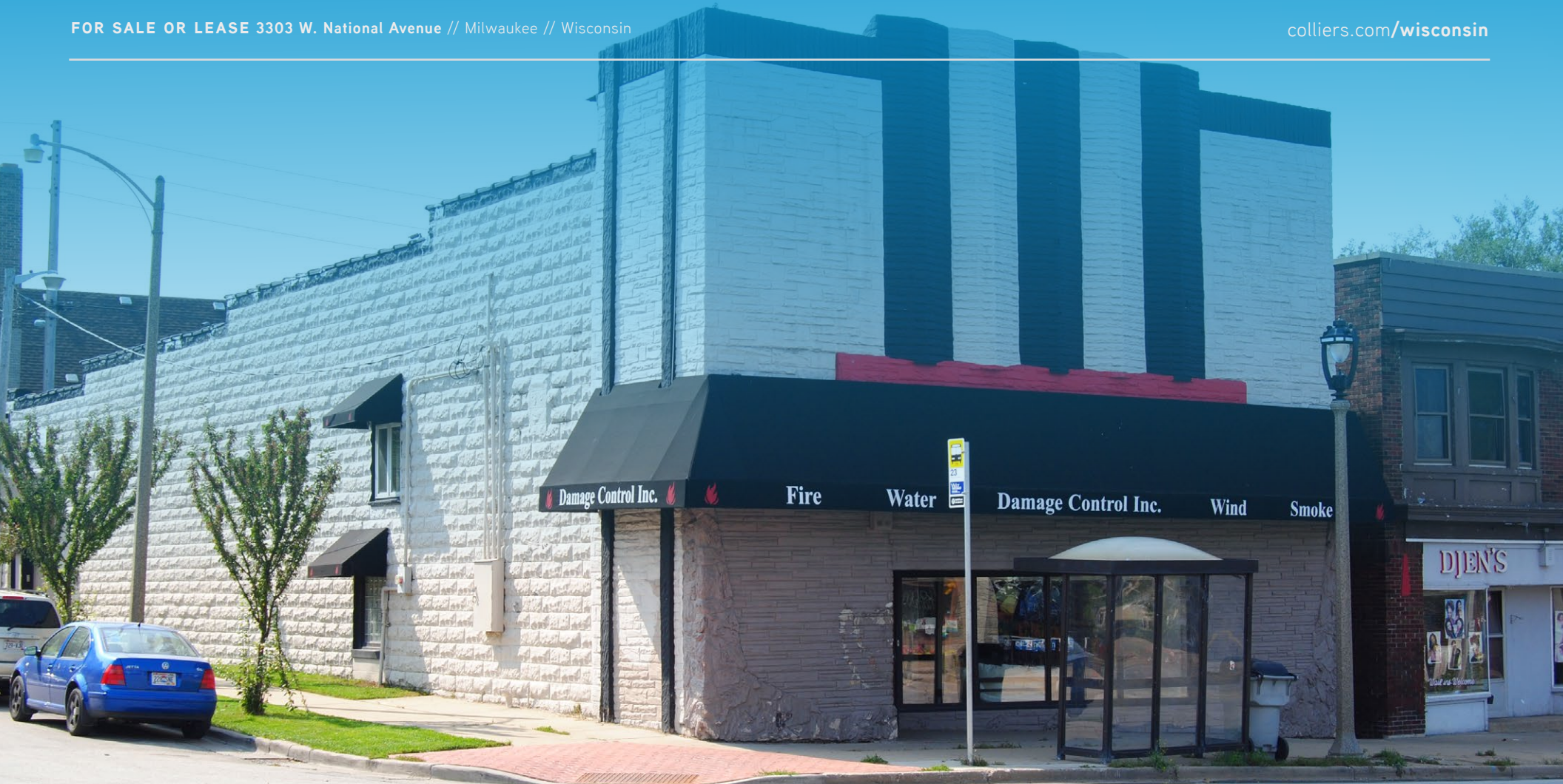
This aerial map shows a row of six residential lots, numbered 1 through 6 from right to left. Lot 1 is highlighted with a blue border. The map includes lot numbers, addresses, and dimensions. A scale bar at the bottom indicates distances from 0 to 140 feet.

Lot Number	Address	Width (Feet)	Depth (Feet)
6	4351006000	129.67'	127.30'
5	4351005000	131.96'	127.30'
4	4351004000	134.25'	127.30'
3	4351003000	136.54'	127.30'
2	4351002000	138.83'	127.30'
1	4351001000	141.64'	127.30'

Dimensions for Lot 1 (highlighted):

- Width: 141.64'
- Depth: 37.03'
- Front Boundary: 1'
- Back Boundary: 30.90'

Scale: 0 20 40 60 80 100 120 140 Feet



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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 with 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 **DISCLOSURE OF INFORMATION TO THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)**
40

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 **SEX OFFENDER REGISTRY** List Home/Cell Numbers: _____

44
45 **Notice:** You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 **DEFINITION OF MATERIAL ADVERSE FACTS** Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5630.

47
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.