

FOR SALE > TIMBER CREEK PLAZA COMMERCIAL/OFFICE CONDOMINIUMS

N87W16430-32 Appleton Ave (Units A&B)

Menomonee Falls, WI



Site Overview

Excellent investment opportunity to own two condos with two units each! Each condo includes approx. 826 SF business suite on main floor with bathroom, separate entrance, and approx. 858 SF second floor one-bedroom residential unit with gas fireplace and detached garage. Great opportunity for live/work suites or to supplement your business income!

Site Details

- > Building Sizes: 1,684 SF e, Mixed-Use
- > Lot Size: 0.15 Acres e
Total: .30 Acres
- > Zoning: C-2
- > Taxes: \$3,640.25 (2017)

DON ZIEN
414 278 6851 (Direct)
414 559 6847 (Mobile)
MILWAUKEE, WI
don.zien@colliers.com

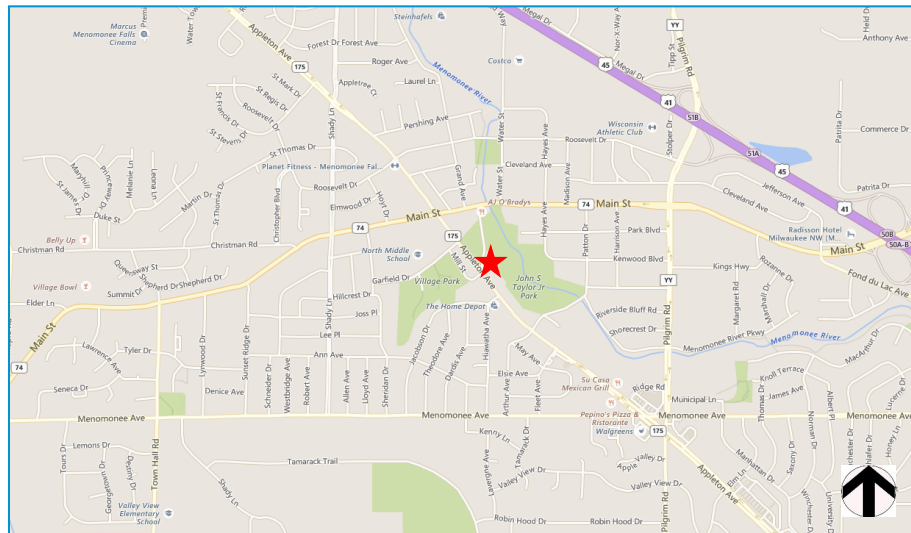
SAL STREHLOW
414 278 6846 (Direct)
414 467 4296 (Mobile)
MILWAUKEE, WI
sal.strehlow@colliers.com

COLLIERS INTERNATIONAL
833 E. Michigan Street, Suite 500
Milwaukee, WI 53202
www.colliers.com

FOR SALE > TIMBER CREEK PLAZA COMMERCIAL/OFFICE CONDOMINIUMS

N87W16430-32 Appleton Avenue (Units A&B)

Menomonee Falls, WI



Property Description

- > **First floor commercial space:** 826 SF, forced air gas heat, A/C and 100 AMP electrical service. Single restroom.
- > **Second floor living space:** Approx. 858 square feet, living room with gas fireplace, dining room, kitchen, bedroom and bathroom. Balcony off bedroom. One car unattached garage.
- > **Apartment Rental Income:** \$850.00 per month per unit
- > **Association Fee:** \$175.00 per month per unit
- > Built in 1995
- > 23-car parking lot in front
- > Each unit contains commercial space on first floor and living quarters on second floor
- > Brick and frame exterior
- > 18 parking spaces at rear
- > One car garage for each unit, plus smaller storage areas for commercial units

Demographics

	1 Mile	1.5 Mile	2 Miles
Population:	9,315	16,708	23,017
Households:	4,282	7,253	10,049
Median HH:	\$60,113	\$64,530	\$66,754
Traffic Count: 14,400 VPD on Appleton Avenue			

Asking Price

- > \$185,000 per unit
- > Total Price: \$370,000.00

*Note: Both units are combined currently as a single office, with two apartments on the 2nd floor

FOR SALE > TIMBER CREEK PLAZA COMMERCIAL/OFFICE CONDOMINIUMS

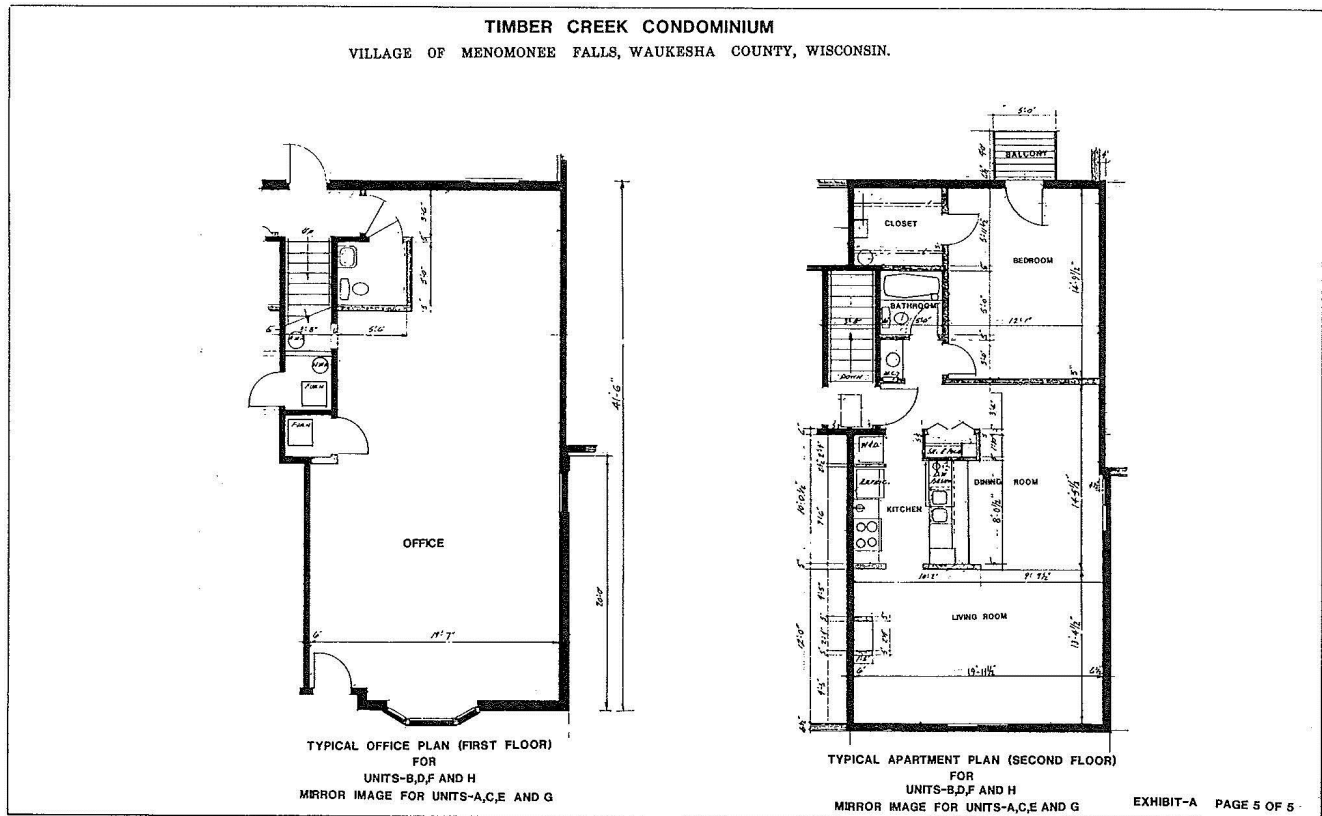
N87W16430-32 Appleton Avenue (Units A&B)

Menomonee Falls, WI

Overview Map



Representative Floor Plan



FOR SALE > TIMBER CREEK PLAZA COMMERCIAL/OFFICE CONDOMINIUMS

N87W16430-32 Appleton Avenue (Units A&B)

Menomonee Falls, WI

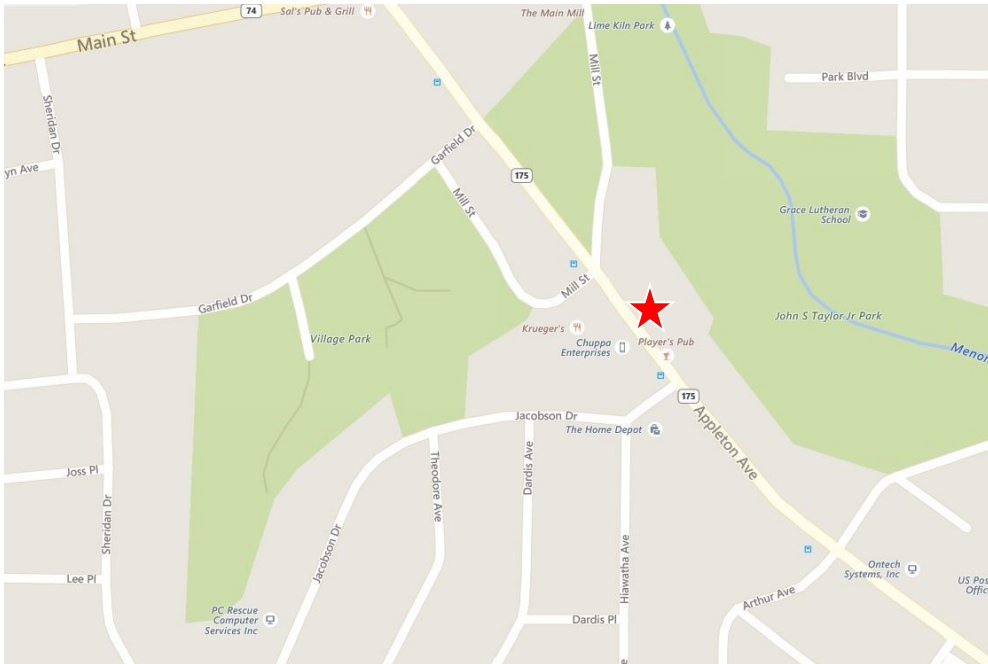
Representative Apartment Photographs



FOR SALE > TIMBER CREEK PLAZA COMMERCIAL/OFFICE CONDOMINIUMS

N87W16430-32 Appleton Avenue (Units A&B)

Menomonee Falls, WI



Contact Us

DON ZIEN

414 278 6851 (Direct)

414 559 6847 (Mobile)

MILWAUKEE, WI

don.zien@colliers.com

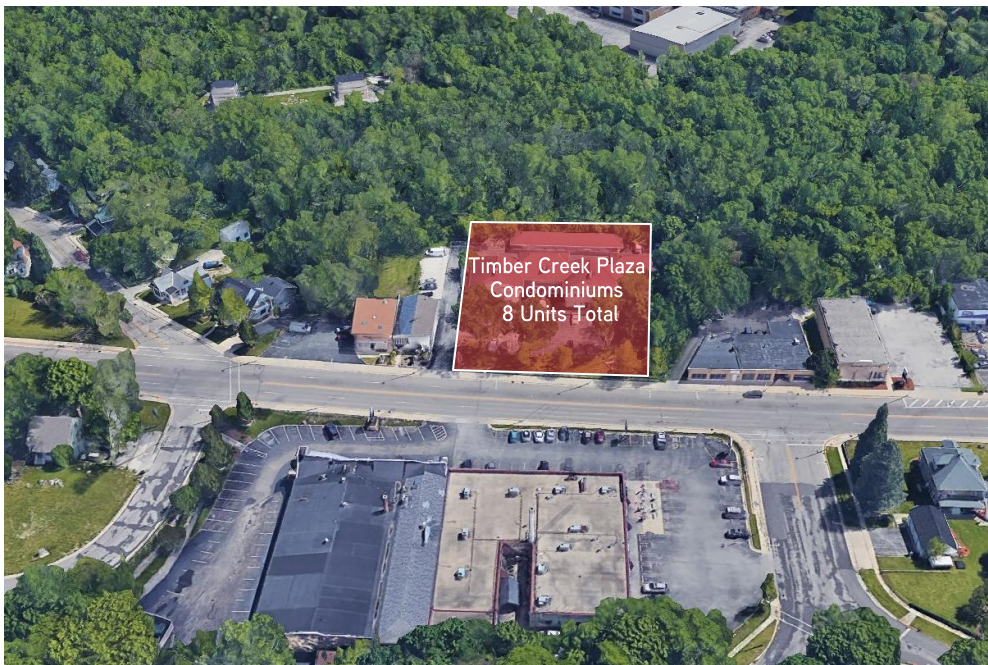
SAL STREHLOW

414 278 6846 (Direct)

414 467 4296 (Mobile)

MILWAUKEE, WI

sal.strehlow@colliers.com



COLLIERS INTERNATIONAL
833 E. Michigan Street, Suite 500
Milwaukee, WI 53202

www.colliers.com

Information shown herein was provided by the Seller/Lessor and/or other third parties and has not been verified by the broker unless otherwise indicated



BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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 who is the agent of another party in the transaction. The broker, or a salesperson acting on 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:

- 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 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 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 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 disadvantages of the proposals.

18 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 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER 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 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 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

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

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

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 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

45 *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

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 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. An "adverse fact" is defined in Wis. Stat. § 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a 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.