

# For Sale

## Multiple Tenant Building



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

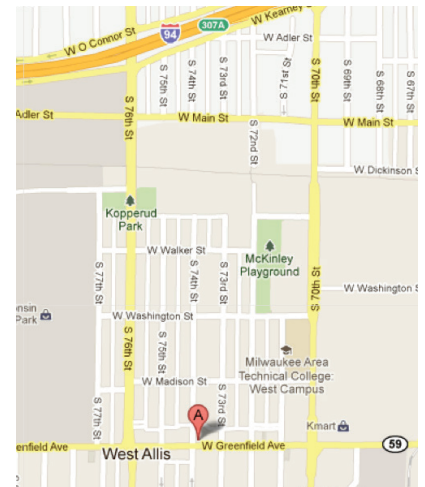
### GENERAL INFORMATION

SALE PRICE:	<b>\$298,000.00</b>
BUILDING SIZE:	9,168 approximate total square footage 7,728 approximate square footage occupied 1st Floor - 3 Commercial Units 2nd Floor - Large Office Area Basement
AVAILABLE SPACE:	800 SF - 1st Floor 2,000 SF - 2nd Floor
SIGNAGE:	building facade
YEAR BUILT:	1924
ZONING:	C-I Central Business District
PARKING:	on-street & City parking lot
CURRENT INCOME:	\$26,652.00
TAXES:	\$7,843.00 Tax Year 2017
ASSESSED VALUE:	\$280,000
HEATING:	Common boiler for entire building
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
- Vacant
- Approximately 2,026 sq. ft. of 2nd floor

### 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.