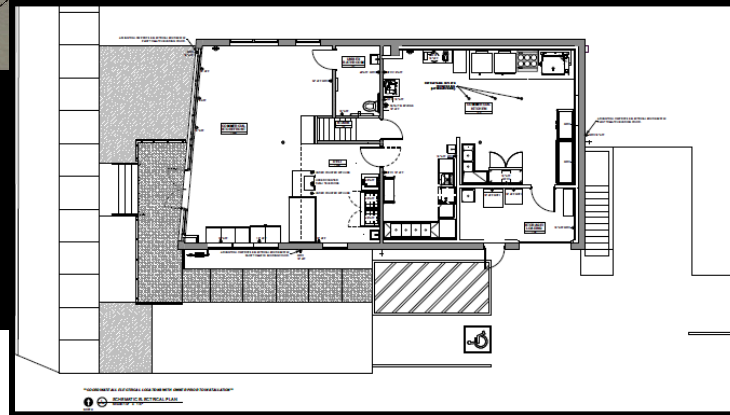




*Note; this is a conceptual rendering

420 N. 63rd St.

Milwaukee, WI 53213



Highlights

- High visibility off of Bluemound Road, minutes from American Family Field and downtown Wauwatosa
- Exceptional branding opportunity on entirety of building's northern façade as well as on-building signage
- Architectural / engineering plans available and approved by the municipality
- Ability to expand building and / or parking size
- Property to be sold in as-is condition
- Already completed renovations include
 - Masonry and tuckpointing
 - Window lintels
 - Drain tile system
 - Building foundation work including industrial steel bracing
 - Remediation work
 - New drive-in garage door coming soon

Building information

Building size	1,756 SF + Basement (Additional 1,756 SF)
Site size	0.19 Acres
Parking	Surface lot for 10+ vehicles and ability to further expand parking
Ceiling Height	12-16''
Construction	Concrete block
Zoning	LB2 to accommodate a wide array of users
Year Built	1957
Sale price	\$269,000 \$250,000

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420 N. 63rd St.,
Milwaukee, WI

**Single-tenant
free-standing retail building**

