



# For Sale

Fully Leased Flex / Retail Investment Opportunity in the Heart of Waukesha County

620 Elizabeth Ct., Brookfield, WI 53045

## 25,660 SF flex / retail building

Land Area	3.02 Acres
1st Floor	24,960 SF
2nd Floor Office	700 SF
Retail Area	4,500 SF
Office Area	5,150 SF
Warehouse	16,010 SF
Year Built	1995; Renovated 2019
Construction	Poured Concrete Panels
Sprinkler	Wet System
Roof	60 Mil Ballasted Rubber Membrane - 2019
Lighting	LED
HVAC	100% AC
Loading	2 grade level doors
Parking	143 +/- Striped Spaces



### Building Notes

- Building is fully leased by Authentic Sport Specialty through June 30th, 2029
- Building was fully renovated in 2019, including new roof, HVAC, lighting, office, and retail showroom
- Great location just off Bluemound Road and minutes to the Goerkes Corners interchange
- Great opportunity to own a flexible building with a stable tenant in one of SE Wisconsin's most vibrant corridors

**\$4,200,000**

Sale price

**July 1, 2024**

Lease Commencement

**3%**

Annual Increases

**7.49%**

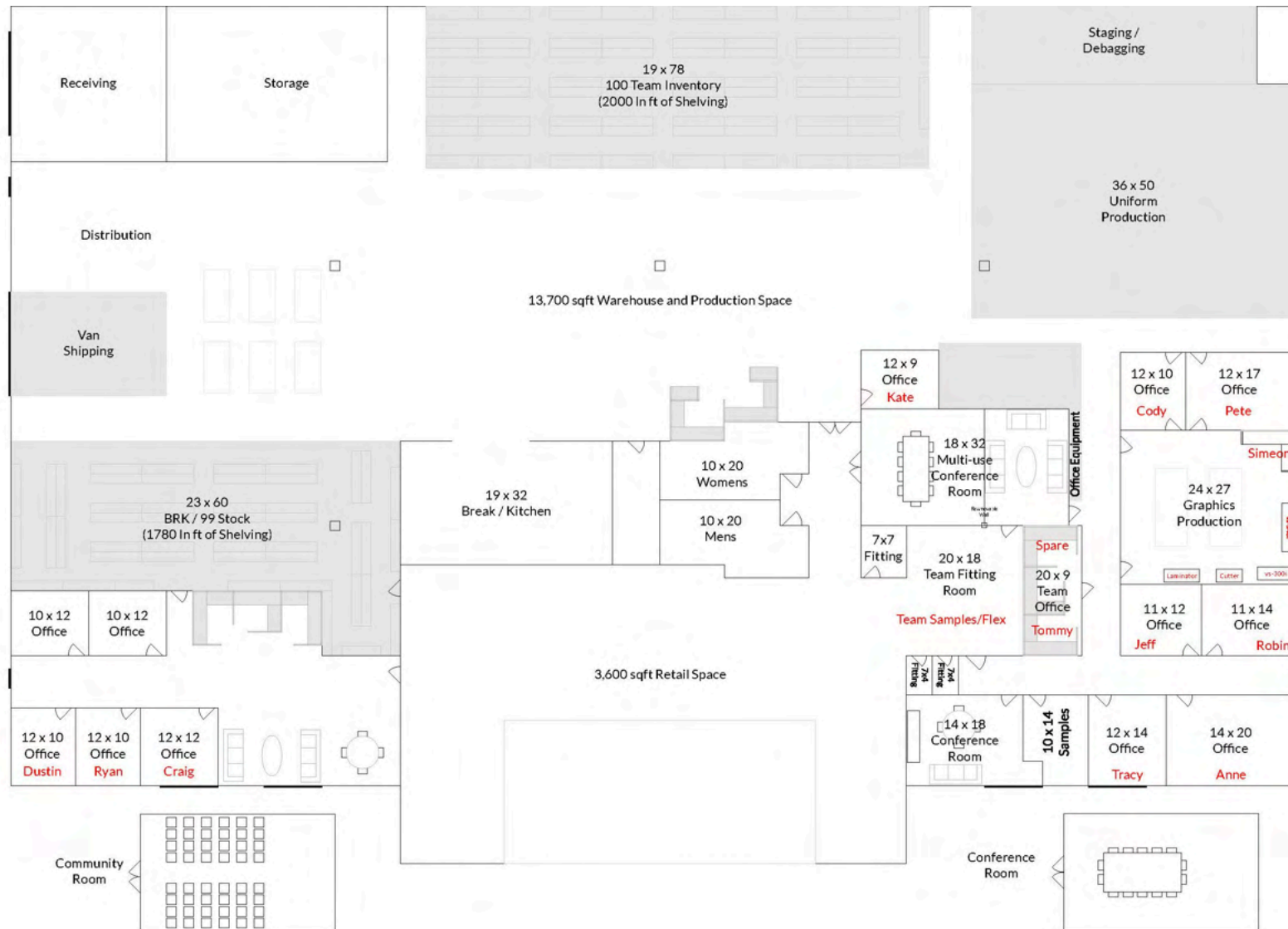
Cap Rate

Lease Rate **\$341,445.00 Annually / \$28,453.75 Monthly**

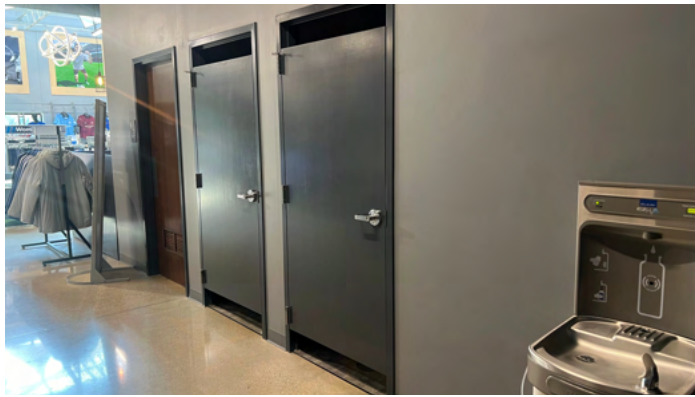
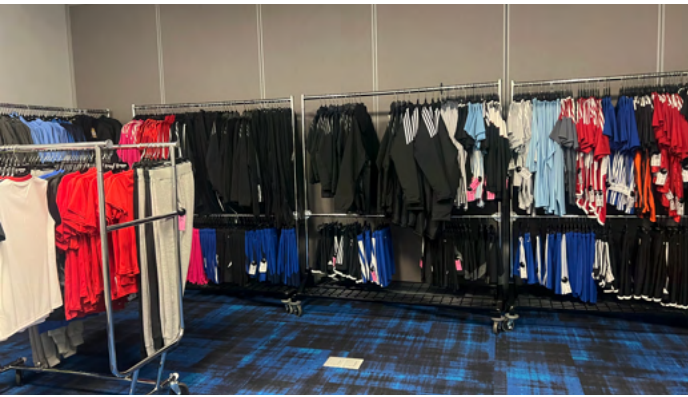
2024 Taxes **\$26,811.80 Annually / \$2,234.32 Monthly**

Base Rent **\$314,633.20 Annually / \$26,219.43 Monthly**

# Floorplan



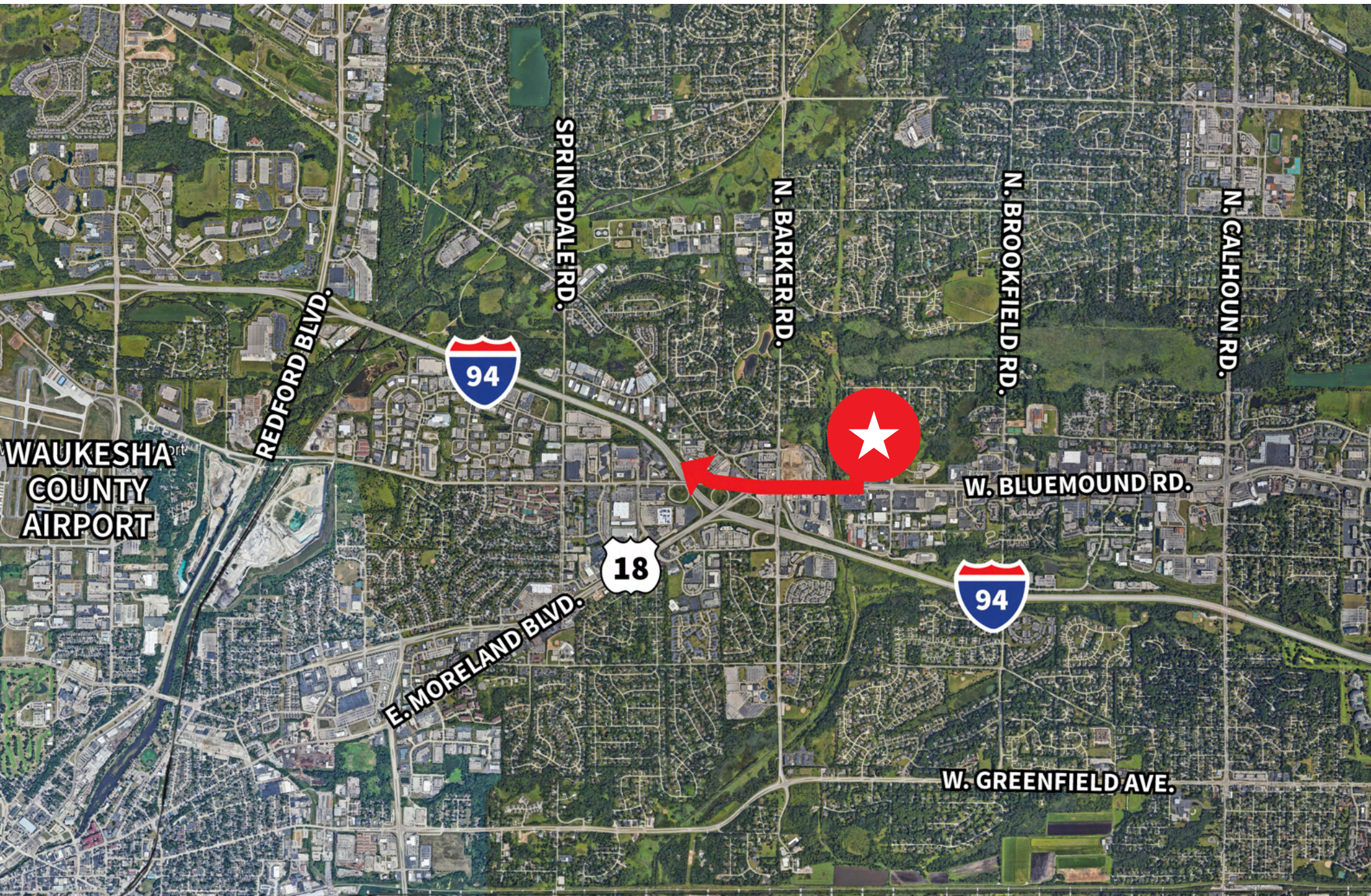
Photos | Interior

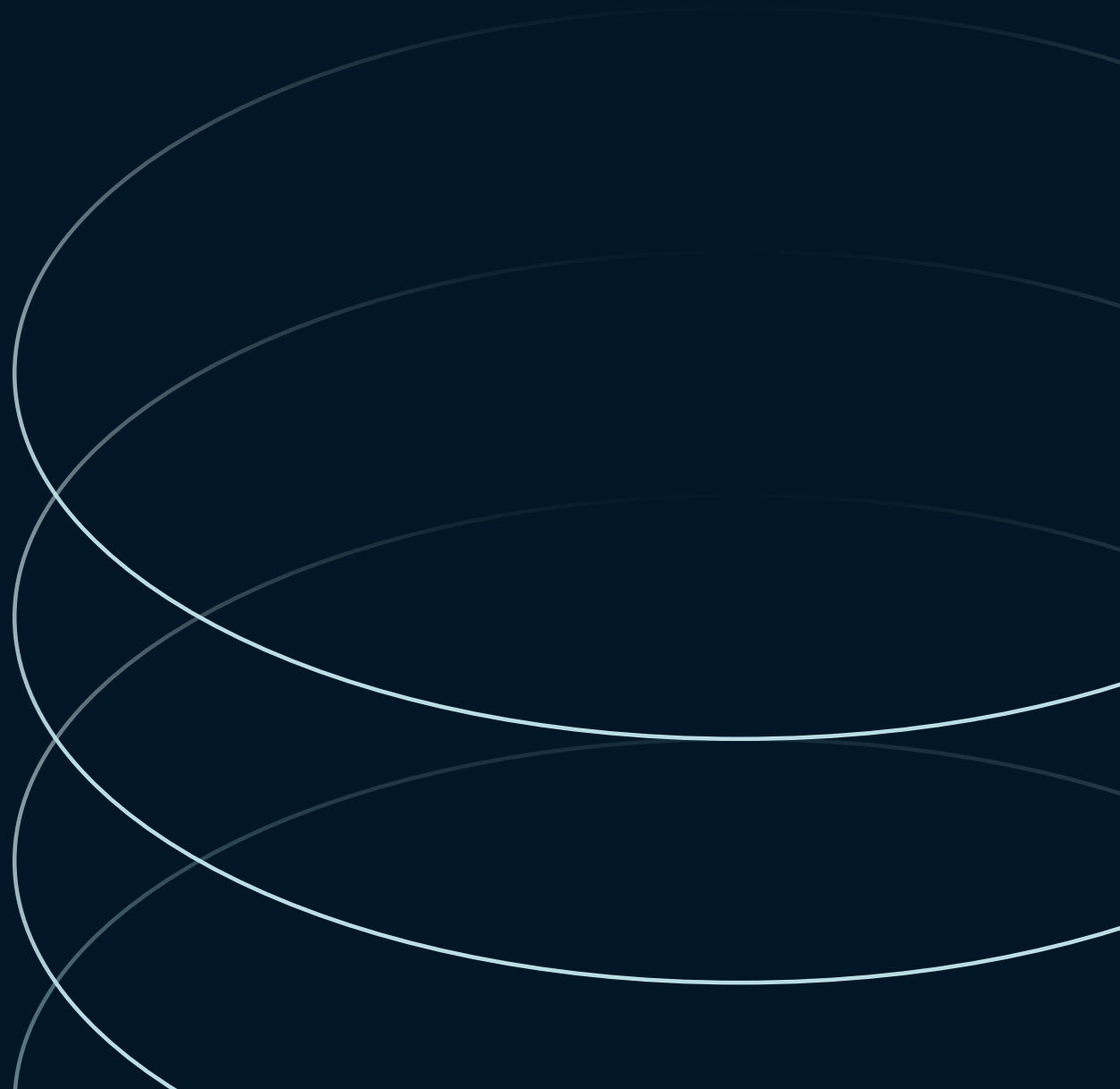


# Photos | Interior



1.0 Mile to I-94





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