

FOR SALE

BLATZ COMMERCIAL CONDOMINIUMS

270 East Highland Avenue, #3002 & #3003 Milwaukee, WI 53202



OFFERING SUMMARY

Sale Price:	\$300,000
Condo Size:	2,131 SF
APN:	3922871000, 3922872000
Cap Rate:	6.5%
NOI:	\$19,488
Year Built:	1901
Zoning:	C9B(A)

PROPERTY OVERVIEW

Fully-Leased Unit consisting of 2 Commercial Condos. Currently leased by Chiropractic Company. Condo dues include access to all amenities.

PROPERTY HIGHLIGHTS

- Professionally managed front desk
- Two-story gym
- Pool
- Conference/Banquet Space
- Theater
- Covered Parking

Will Klumb
262 389 4924
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PICTURES

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INCOME & EXPENSES

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INCOME SUMMARY

Vacancy Cost	\$0
GROSS INCOME	\$38,400

EXPENSES SUMMARY

Property Taxes	\$4,510
Condo Dues	\$12,552
Insurance	\$650
Utilities	\$1,200
OPERATING EXPENSES	\$18,911
NET OPERATING INCOME	\$19,489

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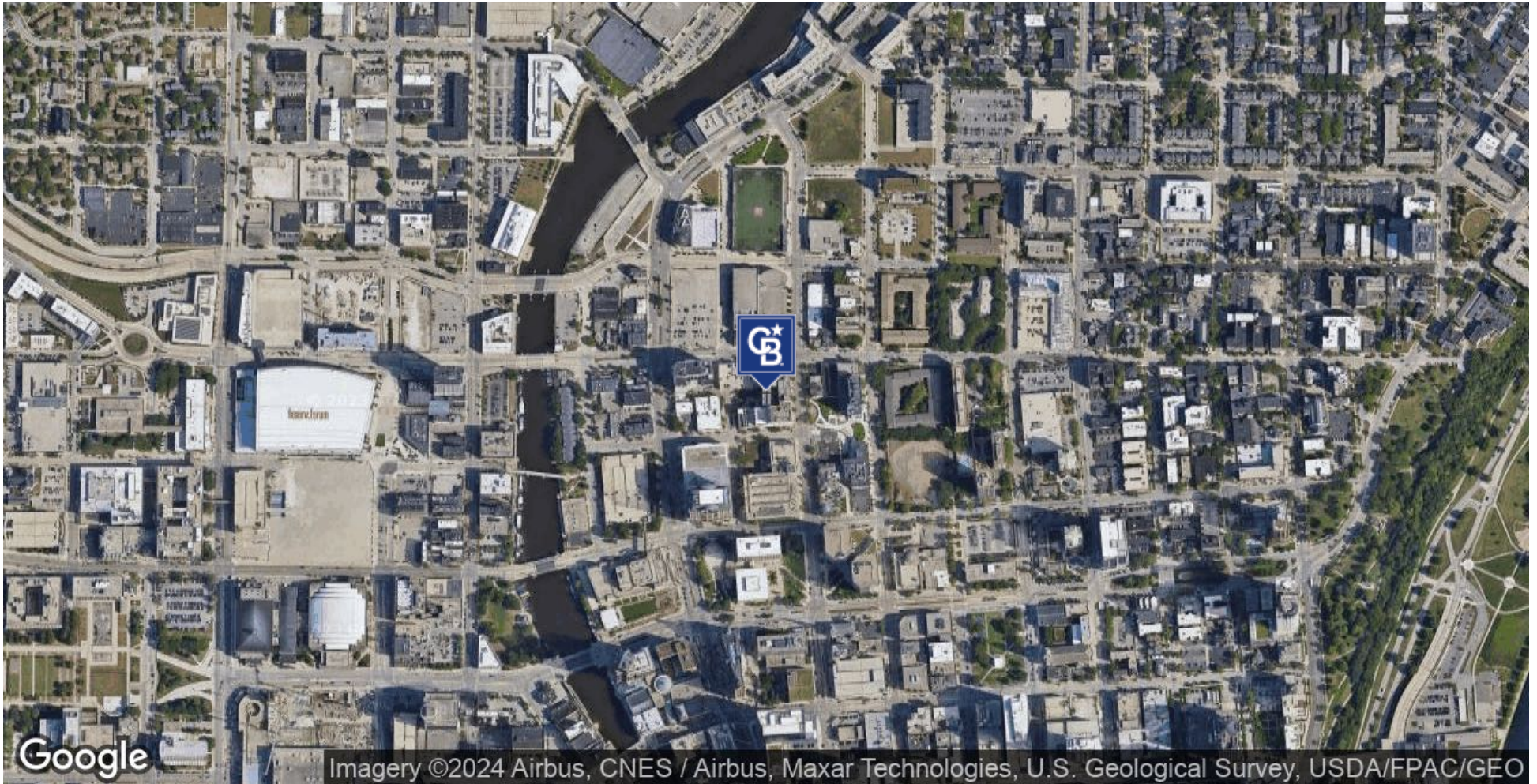


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AERIAL MAP

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DEMOGRAPHICS

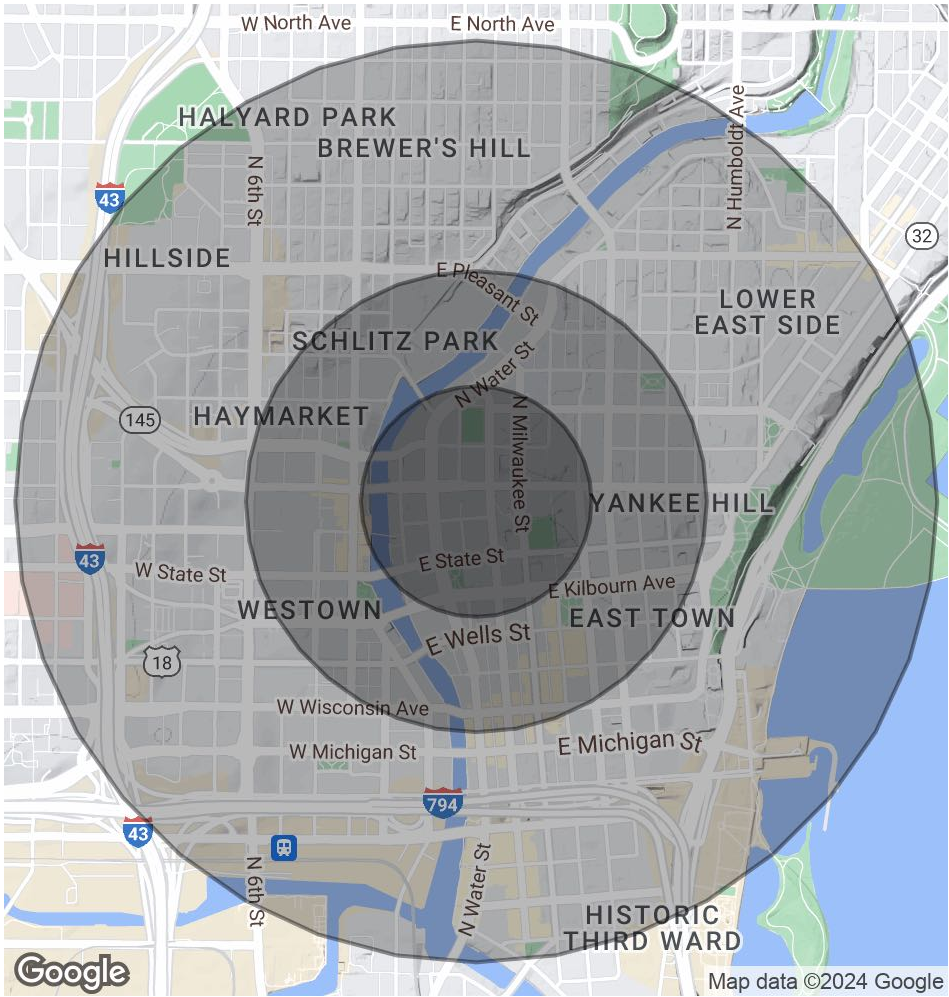
POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	2,757	9,621	29,406
Average Age	34.2	31.9	33.6
Average Age (Male)	32.9	31.3	31.7
Average Age (Female)	35.4	32.8	34.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	1,724	5,846	18,116
# of Persons per HH	1.6	1.6	1.6
Average HH Income	\$71,994	\$72,043	\$66,633
Average House Value	\$218,166	\$247,084	\$246,754

* Demographic data derived from 2020 ACS - US Census

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