

**FIRE ENGINE HOUSE**  
**105 NORTH WATER STREET**  
(HISTORIC THIRD WARD) MILWAUKEE, WI



## **FOR SALE – RIVERFRONT PROPERTY**

### **FIRE ENGINE HOUSE #15**

### **HISTORIC THIRD WARD**



**MARIANNE BURISH**

Executive Vice President

D 414.270.4109

C 414.305.3070

E [marianne.burish@transwestern.com](mailto:marianne.burish@transwestern.com)

100 East Wisconsin Avenue, Suite 1630  
Milwaukee, WI 53202

T 414.225.9700 W [www.transwestern.com/milwaukee](http://www.transwestern.com/milwaukee)

## GENERAL INFORMATION

Finally....it's available. You know which one. Right there—the little building next to the bridge that has everything except a flag on its flagpole. Now is your chance to sidestep urban anonymity. Exceptional and rare small commercial property and/or residential condo alternative on the River and Riverwalk at the gateway to the Historic Third Ward. If you've been searching for a small signature property for your business or home that's distinct and distinguished offering a true "nothing-like-it" building and location, here it is. Panoramic views in all directions, 3 levels of indoor and outdoor space, on-site parking, and exceptional out-the-door amenities that keep getting better. If it's time for a personal and/or professional paradigm shift in your life, make it happen and fly your own flag at fire engine house 15 in downtown's premier live-work-play-learn community of the Historic Third Ward. Call Marianne Burish today to discuss the possibilities or schedule a tour.

List Price	\$2,700,000
Stories	3 stories (Grade/River Level, 1 <sup>st</sup> & 2 <sup>nd</sup> )
Available Space (per city records) Grade/River Level 1 <sup>st</sup> Floor/Street Level 2 <sup>nd</sup> Floor	2,345 SF plus riverside Patio 1,631 SF plus riverside deck <u>1,631 SF plus riverside deck</u> 5,607 SF
Year Built	1915
Construction Type	Reinforced Concrete Frame
Availability	Occupancy at closing
Zoning	C9G-Central Business District – Mixed Activity - <a href="http://www.mkedcd.org/CheckZoning/">http://www.mkedcd.org/CheckZoning/</a>
Tax Key	392-0232-000-0
Real Estate Taxes – 2016	\$29,150.95 (\$9,535.53 is BID-2 special assessment charges)
Lot Size	9,590 SF (per city records) See Parcel 1 per survey attached
Parking	12 onsite surface spaces (incl. 1 HC space); additional parking available across street at HTW parking structure
HVAC	Gas Forced Air (Floors 1 & 2); In Floor Radiant (River Level)
Roof	Rubber Membrane
ADA Compliance	ADA Entry & Restrooms Grade/River Level only
Frontage	Approximately 205 LF of Milwaukee River frontage (per survey) offering outstanding views and sightlines in all directions
Boat Slip/s	Potential for up to six (6) 40' boat slips; alternate slip configuration possible subject to DNR navigable waterway regulations (Max 30' beam)
Other	National & State designated historic property located in Historic Third Ward. Part of Business Improvement District #2 (BID-2) and Tax Increment District #34 (TID #34), Access and City of Milwaukee Riverwalk and bridge maintenance easements apply.

*All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.*

# ARCHITECTURE AND HISTORY



## NAMES ▶

Historic Name: **Milwaukee Fire Department Engine House #15**

Other Name: **BDC Building**

Contributing: **Yes**

Reference Number: **68326**

## PROPERTY LOCATION ▶

Location (Address): **105 N WATER ST**

County: **Milwaukee**

City: **Milwaukee**

## PROPERTY FEATURES ▶

Year Built: **1915**

Additions: **1940**

Survey Date: **1984**

Historic Use: **fire house**

Architectural Style: **Twentieth Century Commercial**

Property Type: **Building**

Structural System:

Wall Material: **Brick**

Architect: **CHARLES ELLIS MALIG**

Other Buildings On Site: **0**

Demolished?: **No**

Demolished Date:

## DESIGNATIONS ▶

National/State Register Listing Name: **Historic Third Ward Historic District**

National Register Listing Date: **1984-03-08**

State Register Listing Date: **1989-01-01**

National Register Multiple Property Name:

# ARCHITECTURE AND HISTORY - Continued

## NOTES ►

**Additional Information:** SEE HAER. M IN THE PHOTO CODES IS SHORT FOR MVIS.

This two-story fire department engine house has a brown brick veneer exterior, a rusticated stone basement and a central entrance with a decorative surround. The roof and the floors are made of concrete.

### HISTORICAL BACKGROUND AND SIGNIFICANCE:

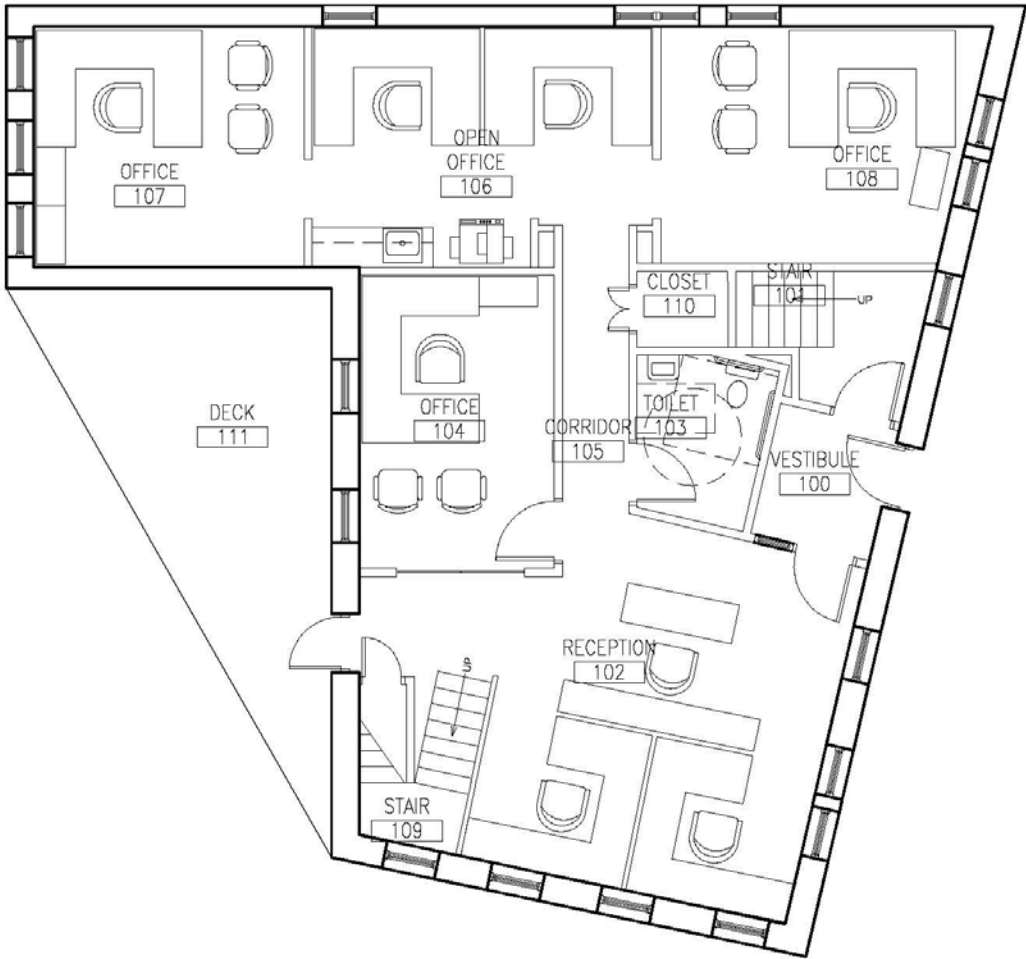
With 27 miles of canal, river and lake frontage within its domain, the Milwaukee Fire Department has relied on its fireboats for icebreaking, snow dispersal, lifesaving, transfusing water to its land companies, as well as firefighting. The first fireboat was launched in 1889 and by the early 1900's four stations were in operation, two of which were positioned near the numerous highly-cumbustible structures lining the Menomonee and lower Milwaukee Rivers - the coal docks, hay and feed sheds, grain elevators and warehouses. One of these early stations was built at the confluence of the two rivers and replaced in 1915 by this new fireboat house. Designed to accomodate fireboat personnel around the clock, the building once had a 36 inch brass pole leading from the dormitory on the top floor to the dock level. As the number of fire-prone structures diminished and the City water system improved, the need for boats and crew declined. In 1940, this building (Engine #15) was one of three remaining stations and was remodeled to house the Fire Inspection Bureau on the first and second floors. When the Inspection Bureau was later relocated, this building was shared by Civil Defense, then used for city records storage. As of 1983 it was the only fireboat station operating in Milwaukee.

Interior remodeled in 1940.

**Bibliographic References:** MILWAUKEE BUSINESS JOURNAL 4/27/1996. Building Permits. Milwaukee Journal Sentinel 12/2/1996. Historic Third Ward Walking Tour, Historic Third Ward Association, 1998. Permit. Historic Third Ward Historic Walking Tour, Historic Third Ward Association, 2009.

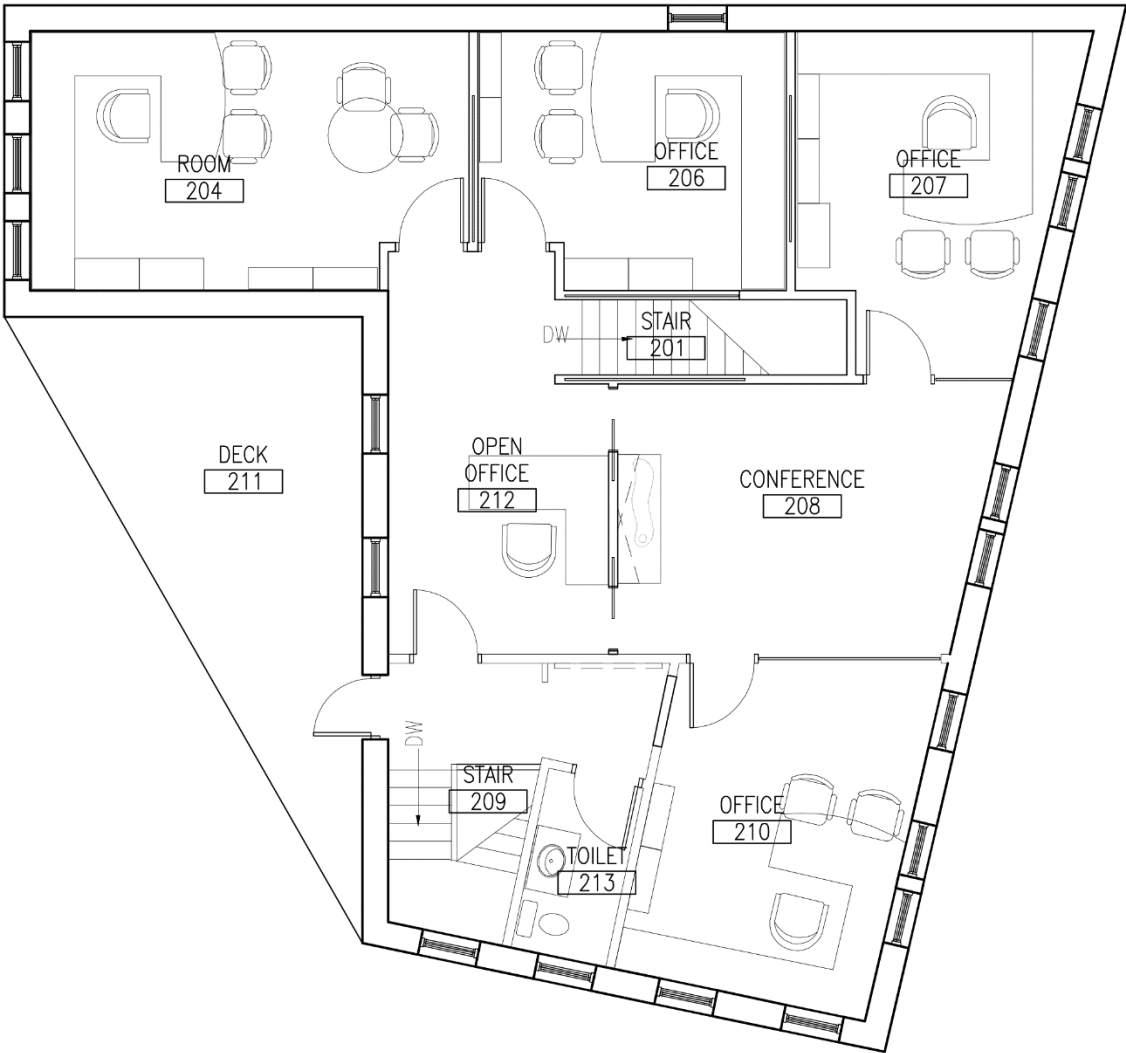
Source: <http://www.wisconsinhistory.org/Content.aspx?dsNav=N%3A4294963828-4294963814&dsNavOnly=N%3A1159&dsRecordDetails=R%3AHI68326#>

# FLOOR PLAN – 1<sup>st</sup> FLOOR

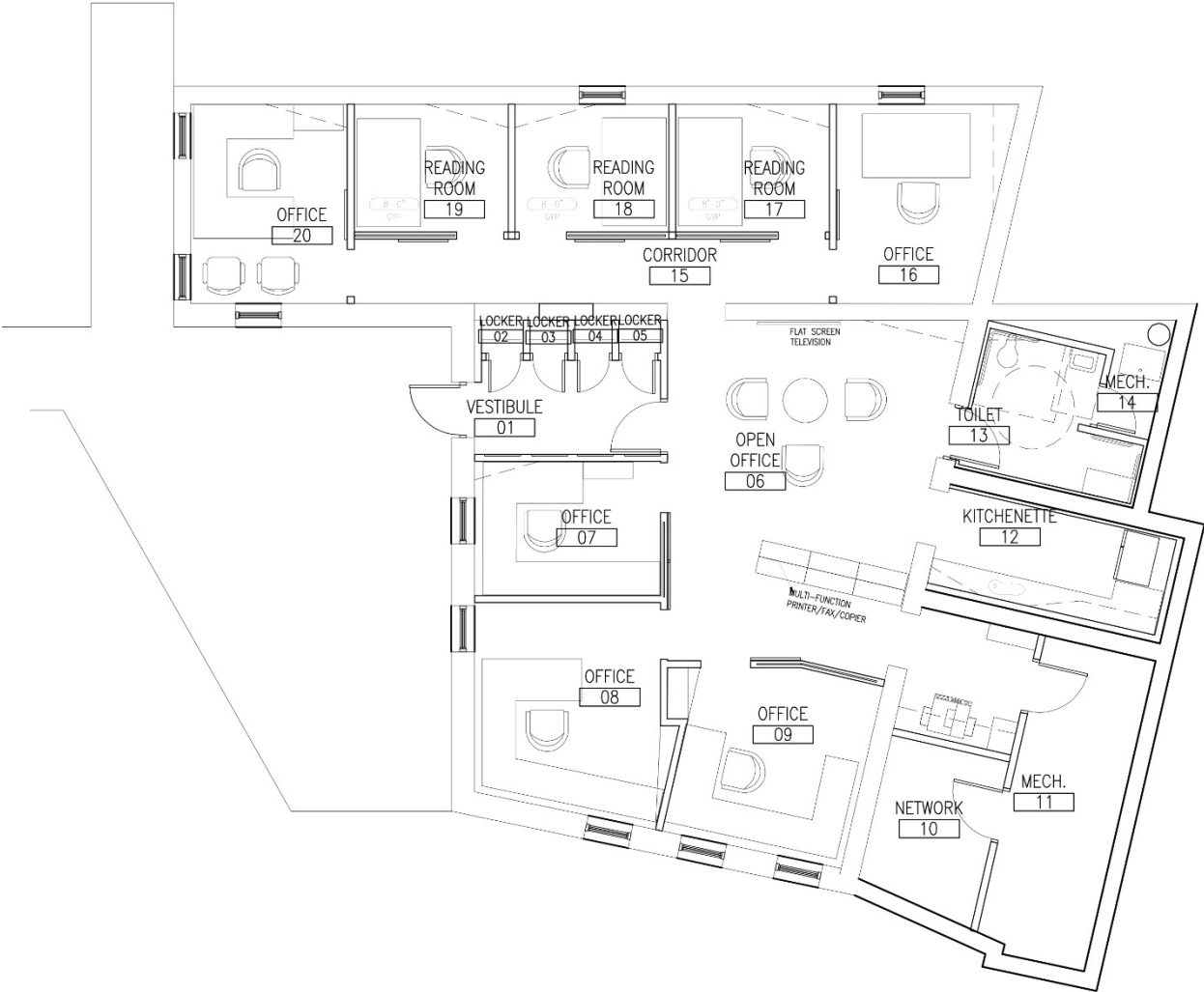




# FLOOR PLAN – 2<sup>nd</sup> FLOOR



# FLOOR PLAN – RIVER LEVEL



105 NORTH WATER STREET  
MILWAUKEE, WI





# PARCEL REPORT

## Milwaukee County Land Information Parcel Report

TAXKEY: 3920232000

Report generated 3/28/2017 1:04:18 PM



Parcel location within Milwaukee County



Selected parcel highlighted

### Parcel Information

**TAXKEY:** 3920232000

**Record Date:** 04/06/2016

**Owner(s):** IMP REAL ESTATE SERV LLC  
ATTN: TIMOTHY DYER

**Address:** 105 N WATER ST

**Municipality:** Milwaukee

**Acres:** 0.22

**Assessed Value:** \$686,000

**Land Value:** \$287,700

**Improvement Value:** \$398,300

**Parcel Description:** COMMERCIAL

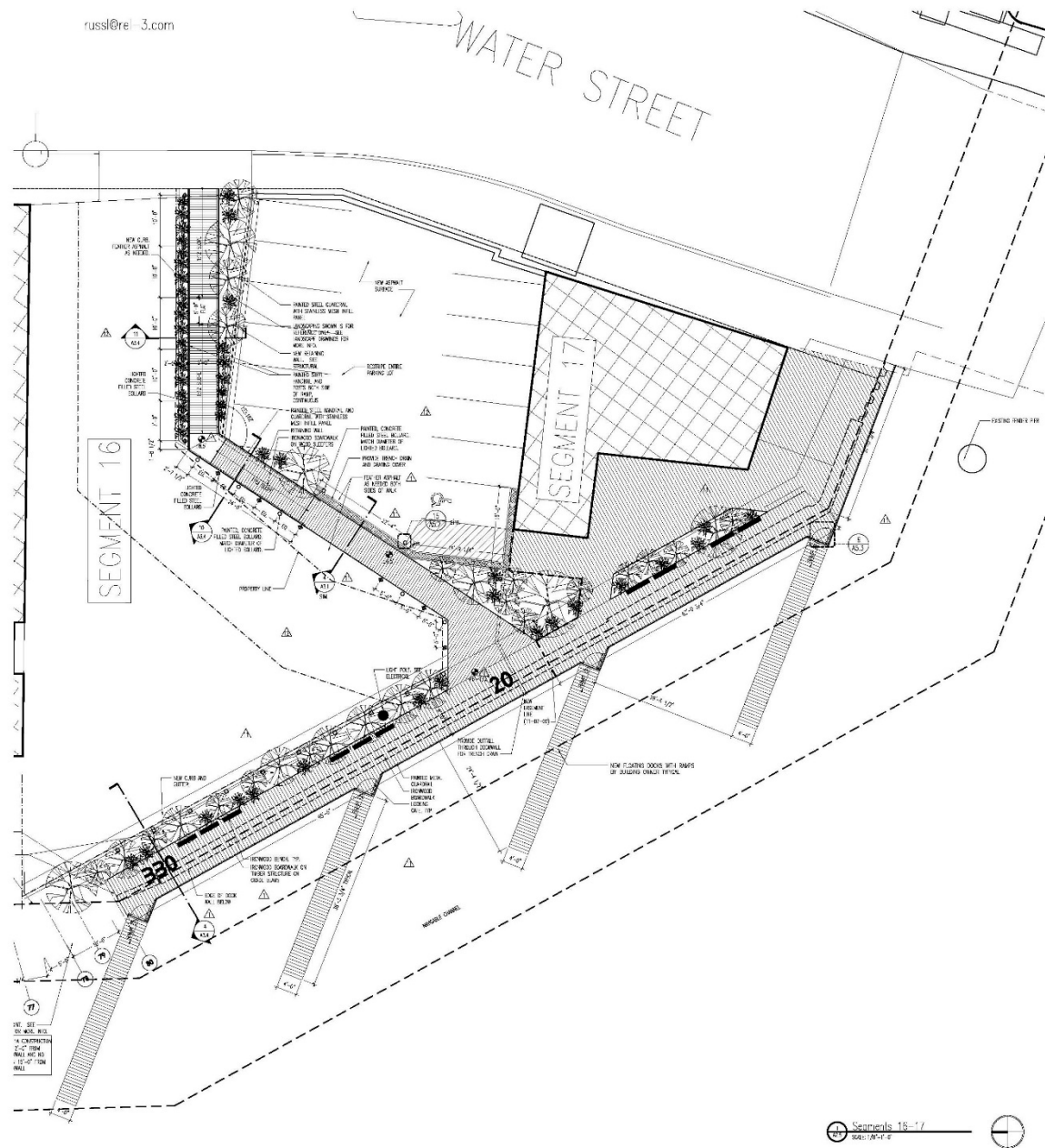
**Zoning Description:** C9G, Central Business - Mixed Activity

**Legal Description:** CERTIFIED SURVEY MAP NO 6370 IN SE 1/4 OF SE 1/4 SEC 29-7-22 PARCEL 2  
BID #02,TID #34

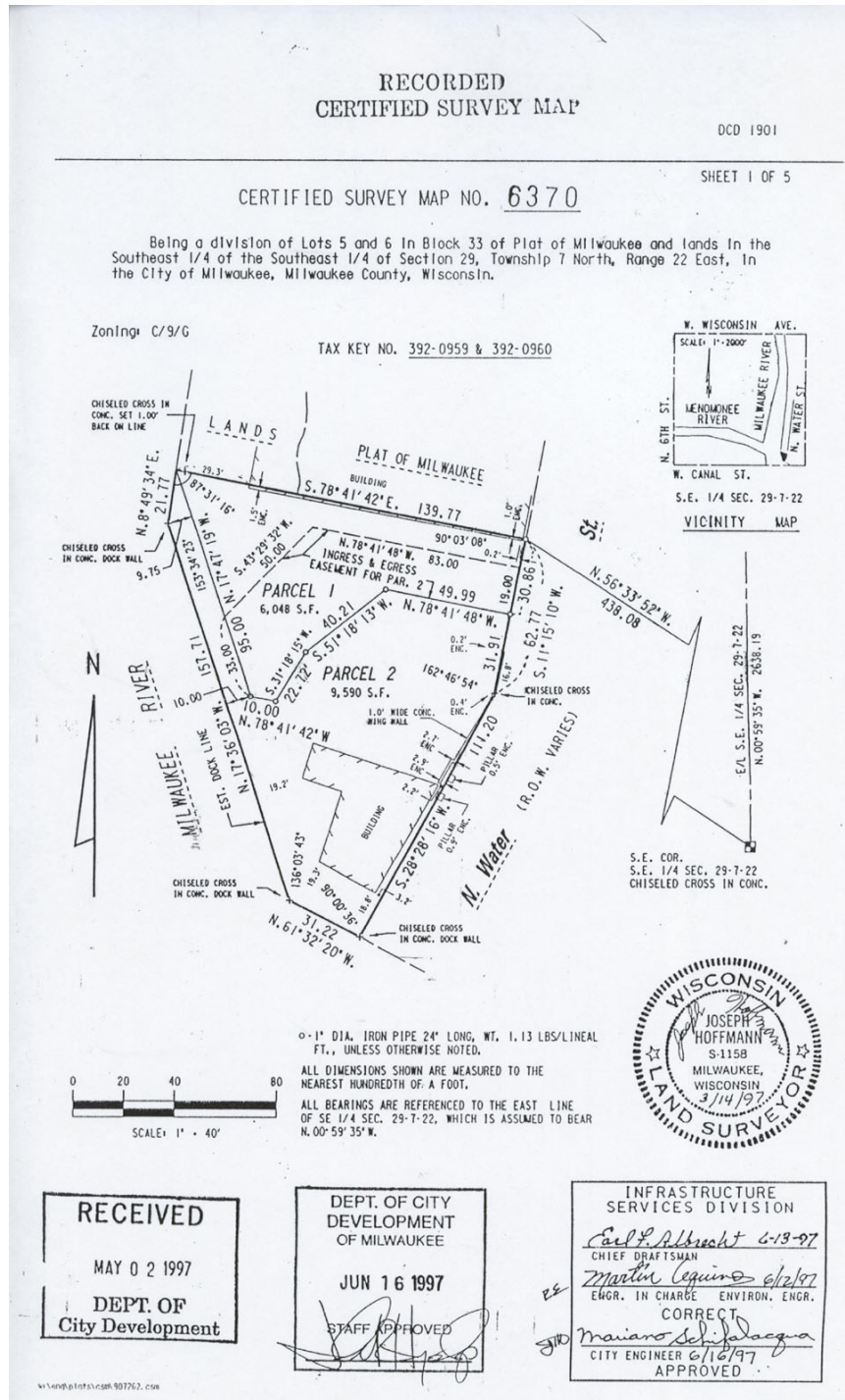
**School District:** MILWAUKEE SCHOOL DISTRICT

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

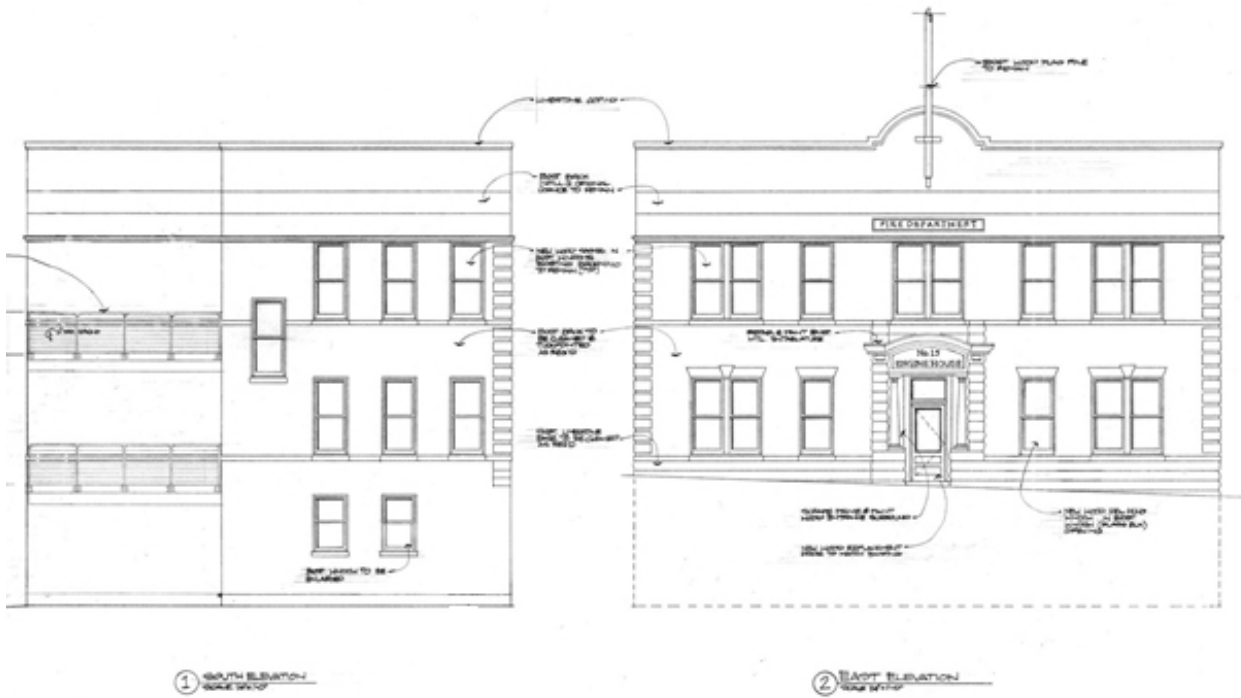
## SITE PLAN - RIVERWALK & BOAT SLIPS



# PLAT OF SURVEY



# BUILDING ELEVATIONS



North-West Elevations



South-East Elevations

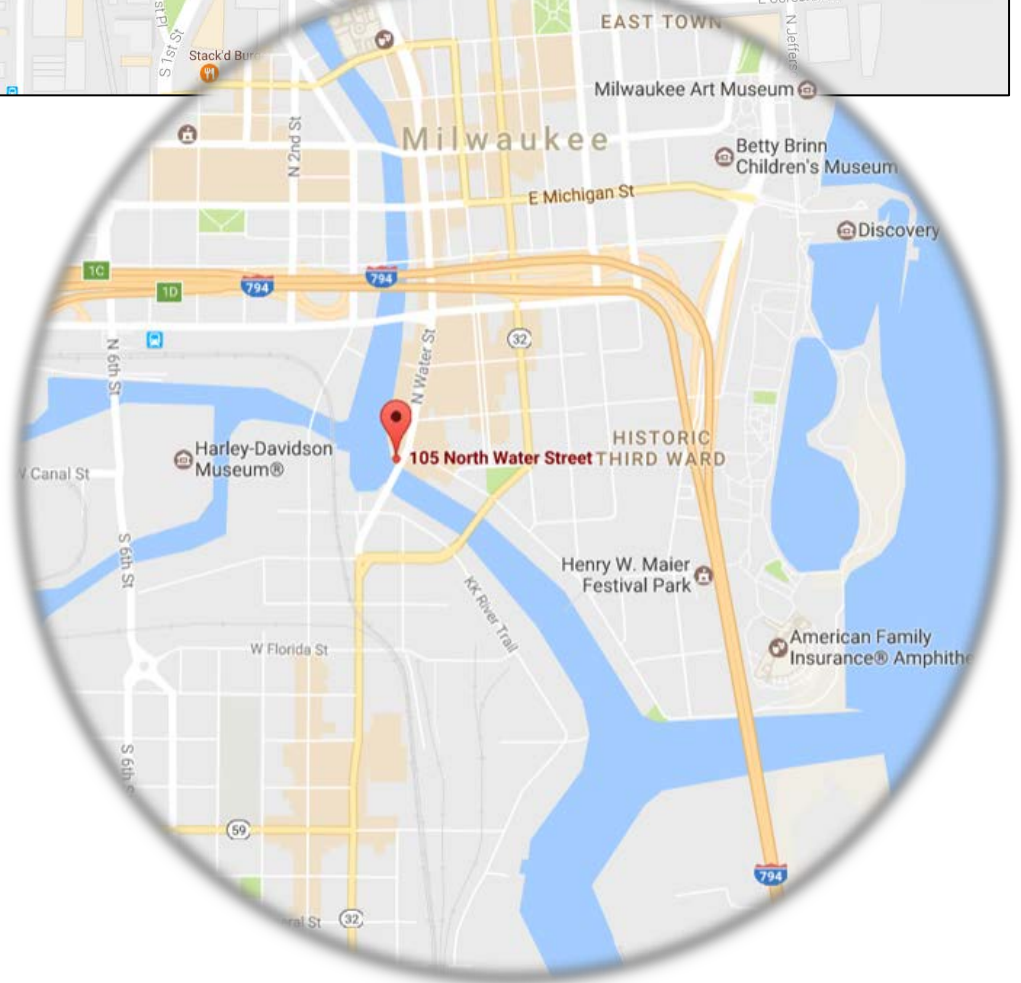
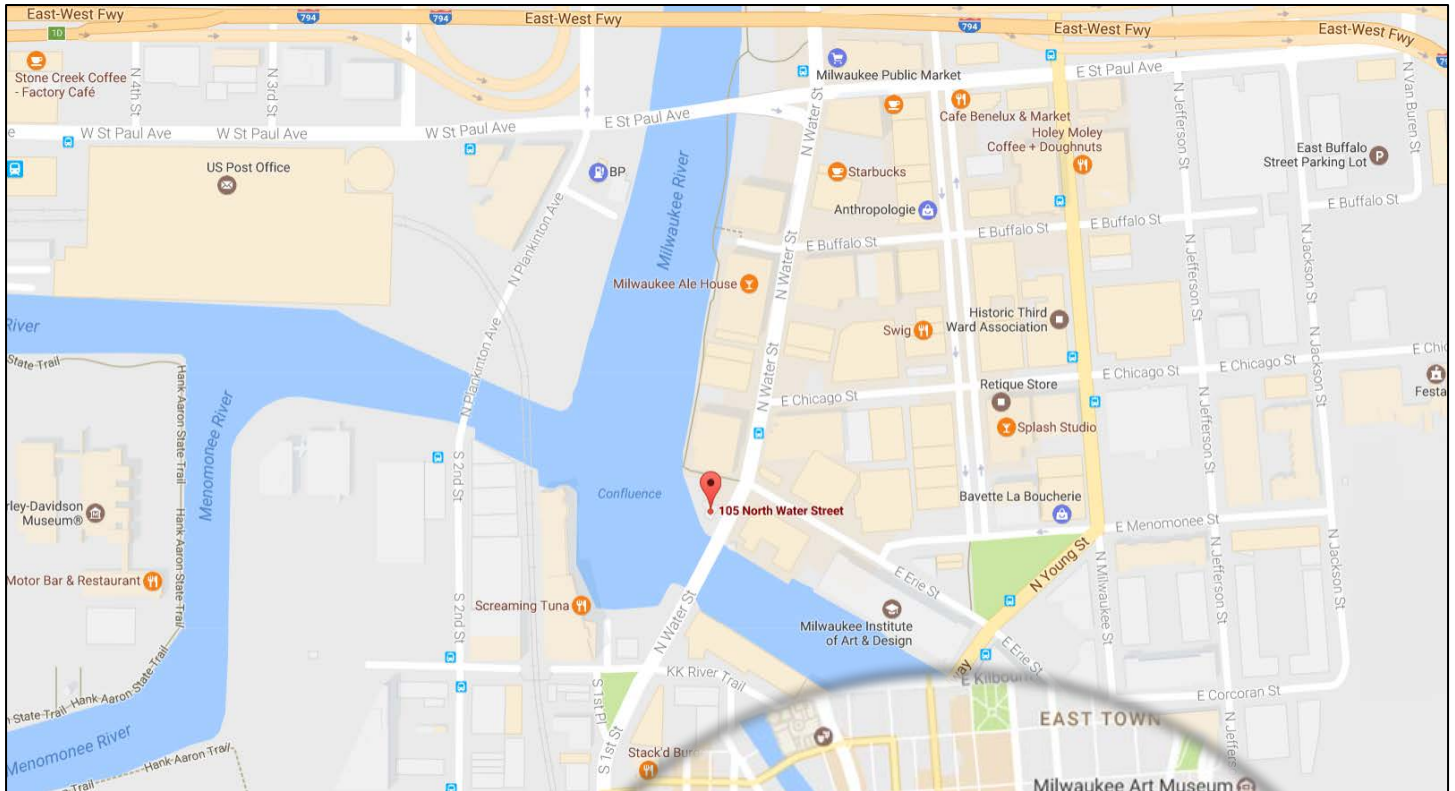


# PHOTOGRAPHS





# LOCATION MAP



105 NORTH WATER STREET  
MILWAUKEE, WI



## AREA BUSINESSES & AMENITIES



## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm 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 Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

39 \_\_\_\_\_

40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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