



Available FOR SALE

107 E. National Ave. is a light industrial and office/storage building located in Milwaukee's vibrant Walker's Point neighborhood. The building features a fenced lot and easy access to I-94, The Historic Third Ward, and Downtown Milwaukee.

The property is easily divisible and would be a great opportunity for an owner occupant or redevelopment into a variety of uses.

- Office Space: 7 offices on first floor, 11 offices on second floor
- Working Freight Elevator
- Skylights Throughout

107 E. National Ave.
Milwaukee, Wisconsin

Sale Terms

| | |
|------------------------|-----------------------|
| Building Size: | 28,017 SF |
| Construction: | Masonry |
| Ceiling Height: | 10' - 12' |
| Floors: | 2, plus basement |
| Built: | 1908 |
| Zoning: | IM - Industrial Mixed |
| Parking: | 28 spots |
| Land Area: | 0.57 acres |
| Parcel #: | 431-0989-000-7 |
| Sale Price: | \$1,500,000 |



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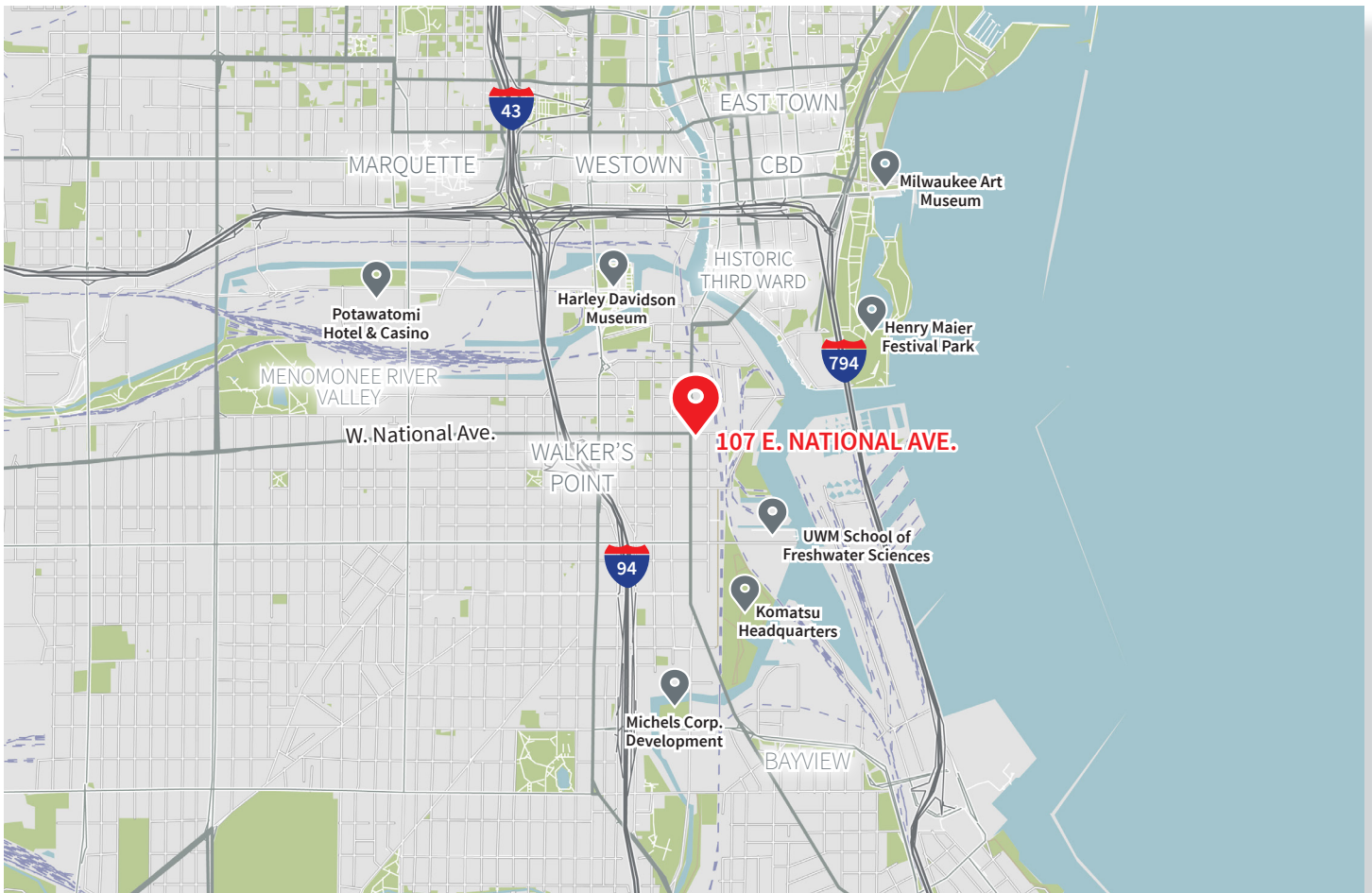


Demographics

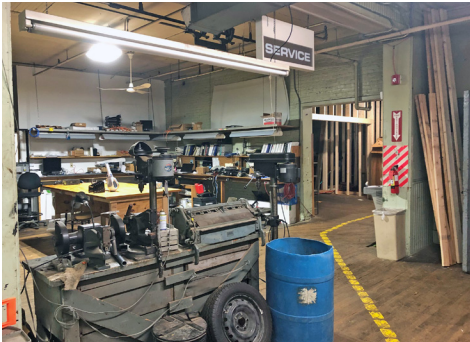
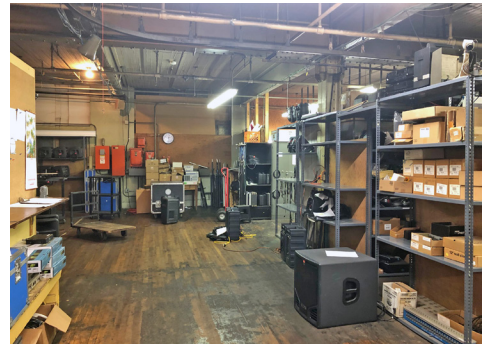
| | 1 MILE | 2 MILE | 3 MILE |
|--------------------------------|----------|----------|----------|
| Population (2019 Est.): | 20,493 | 99,861 | 192,791 |
| Pop. Growth ('19-'24): | 4.04% | 0.31% | (0.43%) |
| Average Age: | 32.30 | 32.40 | 33.30 |
| Avg. Household Income: | \$40,843 | \$33,508 | \$35,933 |
| Total Businesses: | 1,506 | 6,779 | 9,859 |
| Total Employees: | 26,368 | 108,135 | 140,881 |

Traffic Counts 2018

| COLLECTION STREET | CROSS STREET | CARS PER DAY |
|-------------------|----------------|--------------|
| S 1st St | W National Ave | 19,807 |
| S 1st St | W Walker St | 14,872 |
| W National Ave | S 2nd St | 6,248 |



Interior Photos



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