



Commission House Commercial Condo

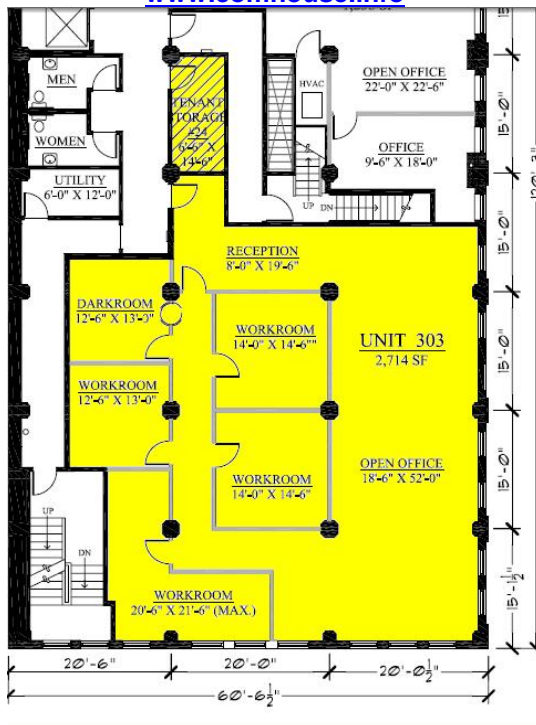
Best view in the 3rd Ward!

Unit: Suite 303 Price: \$420,000 400 N. Broadway, Milwaukee, WI
2,800 SF View: S&W



Presented By

Sunset Investors
Kendall Breunig
(414) 529-8352
Bus. Fax: 414-529-7454
ken@sunsetinvestors.com
www.comhouse.info



Finishes: White box. Existing walls and finishes to be removed by Seller

Availability: Available on approximately 3 month notice

Ceilings: 11'8" ceilings, exposed concrete, painted white

Parking: Outdoor parking is available in the adjacent lot for \$115/month/space

Zoning: Commercial/mixed use
C9G Central Business District
Condo documents allow for either commercial or residential use
Plumbing is accessible below for converting to residential use.
First, 3rd and 4th floors are commercial. 5th - 10th are residential.

Signage: As restricted by City and Historic Third Ward Association and Building Assoc.
Only common design signage is allowed in hallways
Possible to include display in West display case.

Bathrooms: A common men's and a women's bath exist on 3rd floor

HVAC: Individual Heating and Air Conditioning included.

Electrical: 120 amp single phase electrical panel. Existing lighting from 2003

Elevators: Passenger Elevator provides free access to 3rd and 4th floors, 8-5 weekdays
Otherwise access code is required. Also a 4,000 lb freight elevator.

Association Fees: Includes common area maintenance. Insurance, sewer/water
#303 - \$416 per month per 2009 budget