

## PROPERTY FOR SALE or LEASE



**Address:** 10501 & 10519 W. Greenfield, Ave, West Allis  
*Building was rebuilt in 1996 with exception of frame and foundation  
 Received commercial renovation award from West Allis in 1997*

**Lot Size:** 90' x 196' (.40 acres) + 45' x 196' (.20 acres) = .60 acres

<b>Building Size:</b>		<b>Total</b>	<b>Front</b>	<b>Rear</b>	
Office Space		4,170 sf	3,840	330	
Finished auto showroom		2,070 sf	-	2,070	14'-18' ceilings
Auto detailing bay (added 99)		800 sf	-	800	14'-18' ceilings
Finished Warehouse		<u>1,280 sf</u>	<u>1,280</u>	<u>-</u>	
Total		8,320 sf	5,120	3,200	

**Availability:** Front office space open as of 12/1/06

**Parking:** 34 cars

**Zoning:** M-1 Industrial, also allows office and retail use. 2002 zoning change limits automotive uses to those existing.

**Location:** High traffic count, over 35,000/day

**Environmental:** Phase I & remediation satisfaction reports available.

**Mechanical Systems:**

- 4 bathrooms (3 in front offices, one in rear offices)
- 3 new high efficiency gas furnaces with central air for offices
- Air-to-air heat exchanger for fresh outside air mix for both offices
- 2 new 200 amp single phase electrical services
- 4 gas fired unit heaters for warehouses/showroom (2 new, 2 older)
- Office area insulated to average R40 on walls and ceilings
- Warehouse well insulated also
- Metal Halide high bay warehouse lighting

**Income:** Rents: Front: (vacant) \$4,900/month    Rear: \$2,700/month, expires 4/2008

Tenants pay heat, electricity, and maintain interior  
Triplex Rents \$1,310/month

<b>Expenses</b> (per 2005)	<u>10501</u>		<u>10519</u>
Taxes	12,529	+	3,498
Insurance	1,500+/-		
Maintenance	3,576		
Grounds care	1,233		
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	22,336		

**\$799,000 Purchase**

**\$4,900/month Lease Front 5,120 SF**

For additional information, please contact:

*Kendall Breunig*

Sunset Investors  
10535 W. College Ave.  
Franklin, WI 53132  
PH:414-529-8352 Fax:414-529-7454  
[ken@sunsetinvestors.com](mailto:ken@sunsetinvestors.com)  
[www.sunsetinvestors.com](http://www.sunsetinvestors.com)

