

"Aggressively
Pursuing Your
Real Estate
Needs"

Information Packet



**322-399 N. Broadway
Milwaukee, WI 53202**

Redevelopment Site For Sale or Lease



Samuel M. Dickman Jr.
Sam-jr@dickmanrealestate.com

(414) 271.6100



CORFAC
International

626 E. Wisconsin Avenue • Suite 1020 • Milwaukee, Wisconsin 53202 • Phone: (414) 271-6100 • Fax: (414) 271-5125

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322-399 N. Broadway Milwaukee, WI 53202

THE
DICKMAN
COMPANY, INC.
REAL ESTATE



CONTACT:
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Redveopment Site for Sale

BUILDING SIZE: 6 buildings consisting of 67,608 square feet

<u>Address/Tax Key Number</u>	<u>Sq. Ft.</u>	<u>Asking Price</u>
322 N. Broadway - 392-1018-5	26,400	\$3,500,000
331 N. Broadway - 392-0997-0	7,575	\$1,100,000
333 N. Broadway - 392-0996-5	8,181	\$1,900,000
339 N. Broadway - 392-0995-X	8,484	\$1,100,000

YEAR BUILT: 1894/1909

STORIES: 3 to 4

BASEMENT: In all buildings

ZONING: C9G - Central Business District

LEASE: Possible

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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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322 N. Broadway Milwaukee, WI 53202



PRICE: \$3,500,000

CONTACT:
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Redevelopment Site for Sale

BUILDING SIZE:	26,400 square feet
NUMBER OF FLOORS:	(4) Four
SIZE PER FLOOR:	6,600 square feet
BASEMENT:	6,600 square feet
YEAR BUILT:	1909
PARCEL SIZE:	.17 acres
ZONING:	C9G- Central Business District
TAX KEY NUMBER:	392-1018-5
2005 ASSESSMENT:	Land \$216,000 Improvements \$576,000 Total \$792,000
2004 TAXES:	\$21,154.49
PRICE:	\$3,500,000

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REAL ESTATE

PRICE: \$1,100,000

CONTACT:
Samuel M. Dickman Jr.
Sam-jr@dickmanrealestate.com
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Redevelopment Site for Sale

BUILDING SIZE:	7,575 square feet
NUMBER OF FLOORS:	(3) Three & Basement
SIZE PER FLOOR:	2,525 square feet
BASEMENT:	2,525 square feet
YEAR BUILT:	1894
PARCEL SIZE:	.07 acres
ZONING:	C9G - Central Business District
TAX KEY NUMBER:	392-0997-0
2005 ASSESSMENT:	Land \$ 86,600 Improvements <u>\$ 98,400</u> Total \$185,000
2004 TAXES:	\$4,213.02
PRICE:	\$1,100,000

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PRICE: \$1,900,000

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Redevelopment Site for Sale

BUILDING SIZE:	8,181 square feet
NUMBER OF FLOORS:	(3) Three & Basement
SIZE PER FLOOR:	2,727 square feet
BASEMENT:	2,727 square feet
YEAR BUILT:	1894
PARCEL SIZE:	.08 acres
ZONING:	C9G- Central Business District
TAX KEY NUMBER:	392-0996-5
2005 ASSESSMENT:	Land \$ 99,000 Improvements <u>\$246,000</u> Total <u>\$345,000</u>
2004 TAXES:	\$9,602.03
PRICE:	\$1,900,000

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39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
55 agreement made concerning the transaction.

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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Drafted by Attorney Debra Peterson Conrad