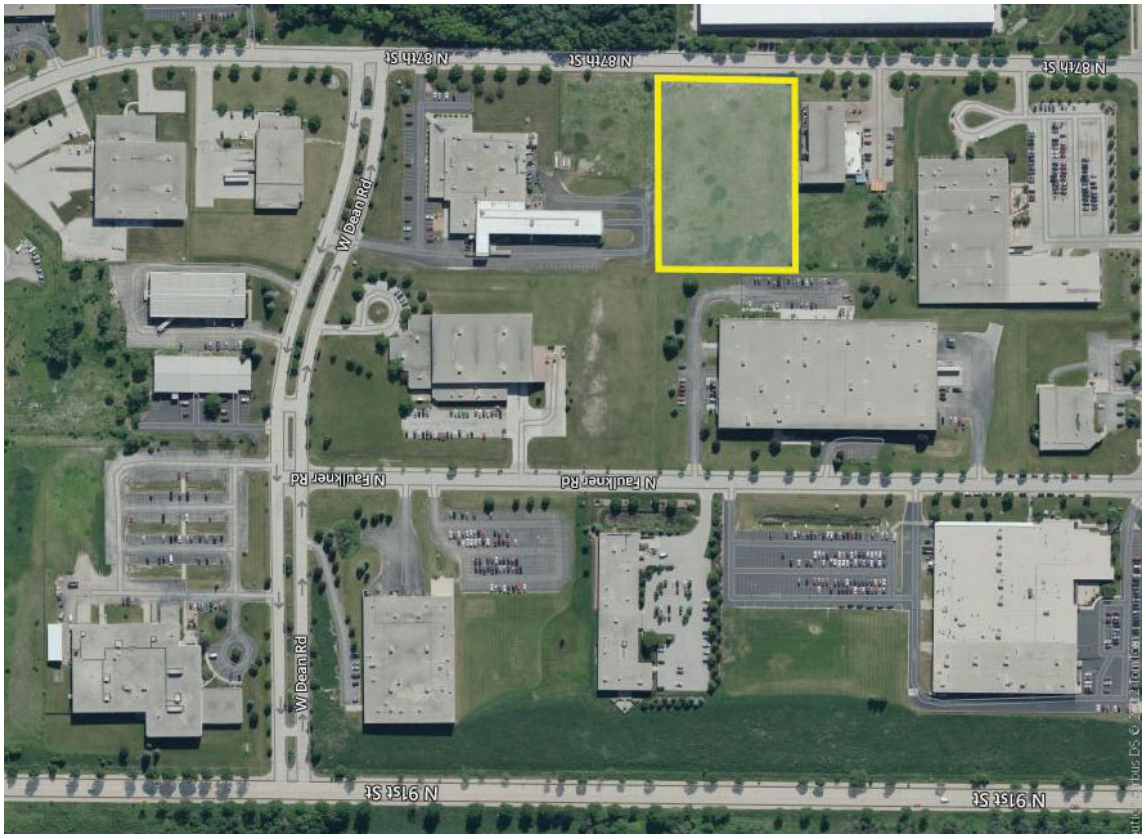
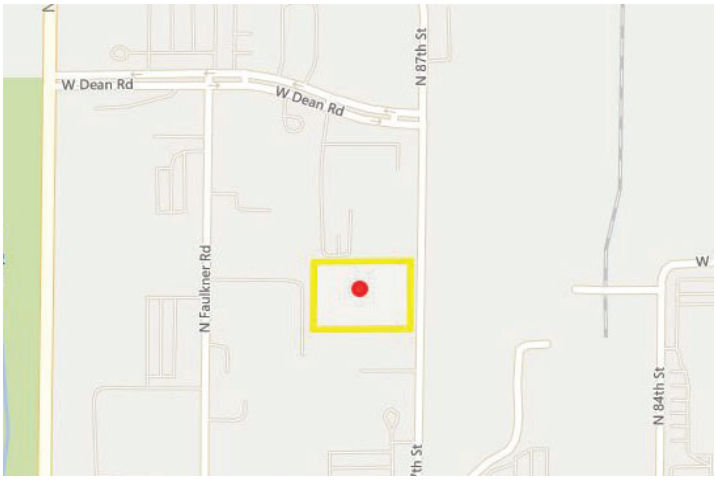
Industrial Land Available - Truck Parking Approved



8225 N. 87th Street
Milwaukee, WI 53224

Lot Size:	2.97 Acres
Tax ID:	0710072000
2024 Taxes:	$3,404.44
Comments:	Building/Architectural drawings available

SALE PRICE: $350,000



Contact:

Zach Drake
Zdrake@dickmanrealestate.com
(414) 271.6100

1718

THE DICKMAN COMPANY, INC. REAL ESTATE

626 E. Wisconsin Avenue | Suite 1200 | Milwaukee, Wisconsin 53202
Phone: (414) 271-6100 | Fax: (414) 271-5125

Information contained herein was provided by Seller, Lessor and/or third parties. While it is believed to be reliable, Broker makes no warranty or representation as to the accuracy thereof.

WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

The Dickman Company Inc

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law **(See Lines 47-55)**.
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties **(See Lines 22-39)**.
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER PROVIDING BROKERAGE SERVICES TO YOU.

THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES **(SEE LINES 47-55).**
2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW **(SEE LINES 35-36)**. AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

CONFIDENTIAL INFORMATION: _____

_____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

_____

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

CONSENT TO TELEPHONE SOLICITATION

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

SEX OFFENDER REGISTRY

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

DEFINITION OF MATERIAL ADVERSE FACTS

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 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 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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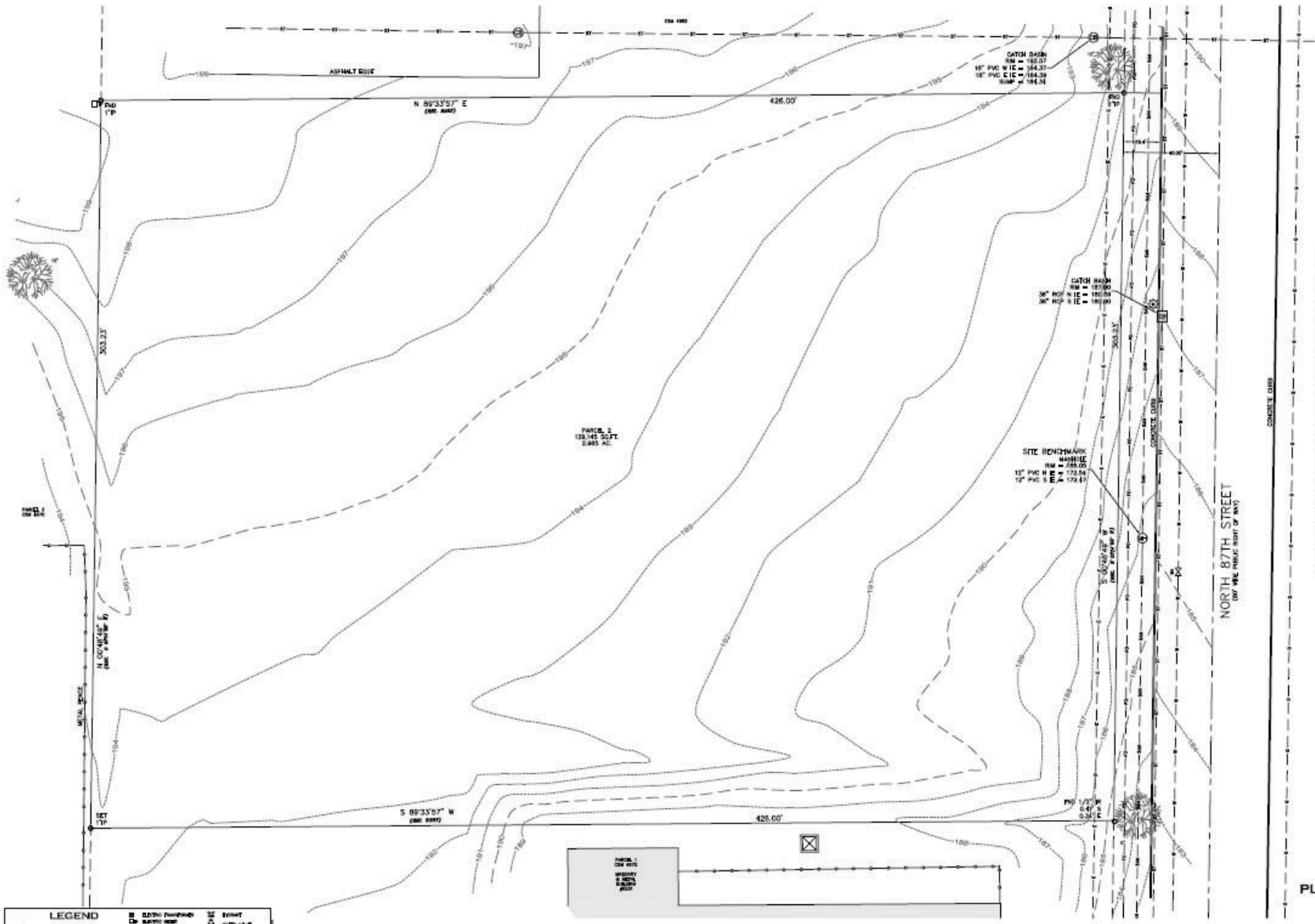
Drafted by Attorney Debra Peterson Conrad



LEGEND

SAN	SANITARY SEWER	ELECTRIC TRANSFORMER
ST	STORM SEWER	ELECTRIC METER
W	WATER MAIN	ELECTRIC PEDESTAL
G	BURIED GAS LINE	ELECTRIC BOX AT GRADE
TEL	BURIED TELEPHONE LINE	TELEPHONE BOX AT GRADE
E	BURIED ELECTRIC LINE	TELEPHONE PEDESTAL
FO	BURIED FIBER OPTIC LINE	TV PEDESTAL
OHP	OVERHEAD UTILITY LINES	GAS METER
CATV	BURIED CABLE TELEVISION LINE(S)	GAS TRANSMITTER
CONST	CONSTRUCTION FENCE	UTILITY POLE
	WOOD FENCE	WOOD POST
	METAL FENCE	METAL SIGN
	BOARD FENCE	PLAIN POST
	BARB WIRE (OR TWISTED WIRE) FENCE	BOLLARD
	CHAIN LINK FENCE	FLOOD LIGHT
	WOOD RAIL FENCE	TRAFFIC SIGNAL
	STONE RETAINING WALL	
	CONCRETE CURB & GUTTER	
	CONCRETE SURFACE	
	ASPHALT SURFACE	
	BRICK SURFACE	
	GRAVEL SURFACE	
	BUILDING	
	BUILDING OVERHANG	
	BUILDING ENTRANCE	
	BUILDING STEPS	
	BUILDING WINDOW WELL	
	BUILDING BASEMENT ACCESS	
	BUILDING CANOPY	
	BUILDING COLUMN	
	BUILDING DOOR	
	BUILDING OVERHEAD DOOR	
	BUILDING LOADING DOCK	
	BUILDING RAMP	
	BUILDING SIGN	
	BUILDING SPRINKLER CONNECTION	
	BUILDING VENT	
	BUILDING WALL	
	BUILDING WINDOW	
	BUILDING ACCESS	
	BUILDING ACCESS RAMP	
	BUILDING AWNING	
	BUILDING BALCONY	
	BUILDING CHIMNEY	
	BUILDING DOWNSPOUT	
	BUILDING FOUNDATION	
	BUILDING GAS METER	
	BUILDING GUTTER	
	BUILDING HANDRAIL	
	BUILDING HVAC UNIT	
	BUILDING LIGHT	
	BUILDING METER	
	BUILDING OVERHANG	
	BUILDING PORCH	
	BUILDING RAILING	
	BUILDING SIDING	
	BUILDING SKYLIGHT	
	BUILDING STAIRS	
	BUILDING TRASH ENCLOSURE	
	BUILDING WATER METER	
	BUILDING WINDOW	
	BUILDING ACCESS	
	BUILDING ACCESS RAMP	
	BUILDING AWNING	
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	BUILDING PORCH	
	BUILDING RAILING	
	BUILDING SIDING	
	BUILDING SKYLIGHT	
	BUILDING STAIRS	
	BUILDING TRASH ENCLOSURE	
	BUILDING WATER METER	

GRAPHIC SCALE

20 0 10 20 40

(IN FEET)

1 INCH = 20 FT.

WISCONSIN
MICHAEL J. BERRY
S-2545
BROOKFIELD, WI
LAND SURVEYOR

I CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY, AND THE ABOVE MAP IS A TRUE REPRESENTATION THEREOF, AND SHOWS THE SIZE AND LOCATION OF THE PROPERTY, ITS EXTERIOR BOUNDARIES, THE LOCATION AND DIMENSIONS OF ALL VISIBLE STRUCTURES THEREON, BOUNDARY FENCES, APPARENT EASEMENTS AND ROADWAYS AND VISIBLE ENCROACHMENTS, IF ANY.

THIS SURVEY IS MADE FOR THE EXCLUSIVE USE OF THE PRESENT PROPERTY, AND ALSO THOSE WHO PURCHASE, MORTGAGE, OR GUARANTEE THE TITLE THERETO, WITHIN ONE (1) YEAR FROM DATE THEREOF.

JANUARY 29, 2024
DATE

MICHAEL J. BERRY, W.L.S.
REGISTERED LAND SURVEYOR S-2545

CSE
CAPITOL SURVEY ENTERPRISES
220 REGENCY CT. STE. 210
BROOKFIELD, WI 53045
PH: (262) 786-6500
FAX: (414) 786-6506
WWW.CAPITOLSURVEY.COM

NOTES

1. SUBJECT PROPERTY ZONED: IL – INDUSTRIAL

2. SETBACKS BASED ON CITY OF MILWAUKEE ZONING CODE AND ARE AS FOLLOWS:
SIDE – NONE
FRONT – NONE
REAR – NONE

3. LEGAL DESCRIPTION:
PARCEL 2 OF CERTIFIED SURVEY MAP NO 4973, BEING A REDIVISION OF PARCEL 3 IN CERTIFIED SURVEY MAP 4858 IN THE NORTHEAST 1/4, NORTHWEST 1/4, SOUTHEAST 1/4 AND SOUTHWEST 1/4 OF SECTION 9, TOWNSHIP 8 NORTH, RANGE 21 EAST, IN THE CITY OF MILWAUKEE, MILWAUKEE COUNTY, WISCONSIN.

4. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, ON INFORMATION FURNISHED BY THE UTILITY COMPANIES, DIGGERS HOTLINE AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

5. SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION X PER INFORMATION FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 55079C0251E, WITH A DATE OF IDENTIFICATION OF SEPTEMBER 26, 2008, IN COMMUNITY NO. 550276, MILWAUKEE, CITY OF, WHICH IS THE COMMUNITY IN WHICH THE SUBJECT PROPERTY IS SITUATED.

6. PROJECT BENCHMARK – REFERENCE MARK AND RIM PKD NEEDLE VERTICAL CONTROL STA. CONC. MON WITH ALUM CAP AT GROUND ELEV. = 188.24 (CITY OF MILWAUKEE DATUM) NEAR THE WEST QUARTER SECTION CORNER OF SECTION 9, T 8 N, R 21 E.

7. SITE BENCHMARK – MANHOLE RIM NEAR CENTER OF LOT ELEVATION. = 188.05' AS SHOWN HERE ON.

8. ELEVATIONS BASED ON INFORMATION FROM THE CITY OF MILWAUKEE AND ARE AT CITY OF MILWAUKEE DATUM.

9. DUE TO SNOW AND ICE CONDITIONS AT TIME OF SURVEY, NOT ALL IMPROVEMENTS AND/OR PHYSICAL FEATURES MAY BE SHOWN.

10. SURVEY DATUM:
COORDINATES ARE BASED ON "THE WISCONSIN COUNTY COORDINATE SYSTEM (WCCS), MILWAUKEE COUNTY, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83(2011)). NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88(2012)), USING THE WISCONSIN CONTINUALLY OPERATING REFERENCE STATIONS (WISCORS & GEOID 12A).

www.DiggersHotline.com
DIGGERS HOTLINE
DIAL 811 OR (800) 242-8511

PLAT OF SURVEY W/TOPOGRAPHY

FOR

8225 N. 87TH STREET

8225 N. 87TH STREET
MILWAUKEE, WI

Drawn By:	JDH	Date:	02/02/24
Checked By:	RAP	Drawing No.	P-0
CSE Job No.:	24-008	Sheet	1 of 1