

# Commercial AUCTION



## Retail Business Center

7800 W. Appleton Avenue  
Milwaukee, WI 53218

- Great investment income potential
- Surrounded by business and residential
- Location on a high traffic 4-lane divided avenue
- Entrances from Appleton Avenue and Congress

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Auction:

11 AM THURSDAY

**January 15, 2009**

Property Inspection Times:

11 am to 1 pm, Thursday, December 18, 2008

11 am to 1 pm, Tuesday, January 6, 2009

OR BY APPOINTMENT

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RETAIL BUSINESS CENTER

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11 AM, THURSDAY  
**January 15, 2009**

## A UNIQUE BUSINESS OPPORTUNITY

This commercial center has become available for the first time in decades. The owner is retiring. The center is located in a progressive area which includes a new Nephrology Center, a Montessori School and many retail businesses along Appleton Avenue. Just down the road are numerous popular franchise and local origin businesses serving the large number of consumers traveling along this busy route.

The center is located on an intersection, with the crossing road at an angle providing a layout greater than 90 degrees, with entrances from both streets. A new owner can find profit in continuing to operate the center, or in re-developing this high traffic corner.



**Lot Size:**  
15,905 SF

**Building Size:**  
8,758 SF

**Present Leased:**  
4,606 SF

**Zoning:**  
LB2

**Call for a Buyer's Kit**

## Auction Sale Terms:

This property will be offered for sale "as is" via the auction process on the stated date. All bidders must be pre-registered and pre-qualified to purchase. A 10% buyer's fee will be added to the highest accepted bid to become the purchase price. Co-brokers are welcome and may qualify for 2.4% co-broke commission, but must identify themselves no later than one week prior to the auction. See the website for complete information on terms.



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