

The Colliers logo is located in the top right corner of the image. It consists of the word "Colliers" in a white serif font, set against a blue rectangular background with a thin yellow and red horizontal stripe at the bottom.A two-story brick building with a gabled roof and a central arched entrance. The building is surrounded by trees and a lawn. A sidewalk leads to the entrance, and a street is visible in the foreground.

Retail/Office Building For Sale or Lease

Unique Shorewood Location

4121 N Wilson Drive | Shorewood WI 53211

Contact us:

Russ Sagmoen

Partner
+1 262 573 0640
russ.sagmoen@colliers.com

Isaac Berg

Vice President
+1 414 630 8511
isaac.berg@colliers.com

James McKenna

Senior Real Estate Advisor
+1 262 492 9073
james.mckenna@colliers.com

Colliers | Wisconsin

833 E Michigan Ave, Suite 500
Milwaukee, WI
P: +1 414 276 9500

Property Overview

4121 N Wilson Drive | Shorewood, WI

Sale Price: \$1,200,000

Lease Rate: \$25.00 PSF NNN

Property Information:

Building Size	+/- 4,404 SF 1st Floor: 1,966 SF Lower Level: 1,966 SF Upper: 472 SF
Lot Size	0.55 Acres
Stories	Two (2) + Upper Office/Storage
Tenancy	Single
Year Built/Renovated	1940/2021
Parking	20 Surface Stalls
Zoning	B-3 Regional Business
Parcel Number	240-9979-000
2023 Taxes	\$12,349.66
2023 Assessment	\$541,300
Opex	\$6.82 PSF

Property Highlights:

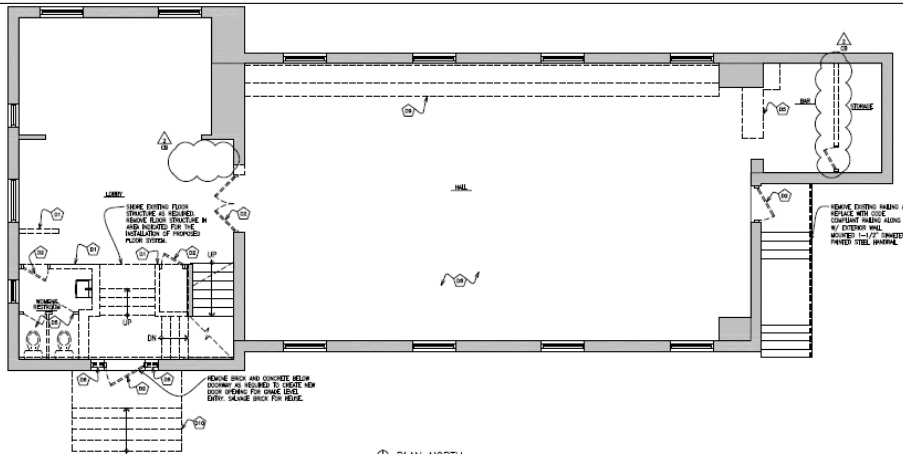
- › Unique stand alone retail/office building
- › Ideal for owner/user occupant
- › Newer ADA wheelchair lift in place
- › Convenient Oak Leaf trail access



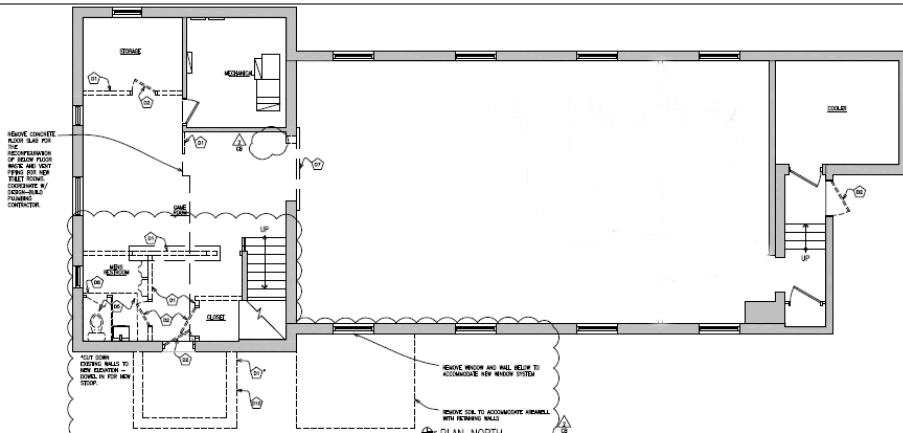
Floor Plan

4121 N Wilson Drive | Shorewood, WI

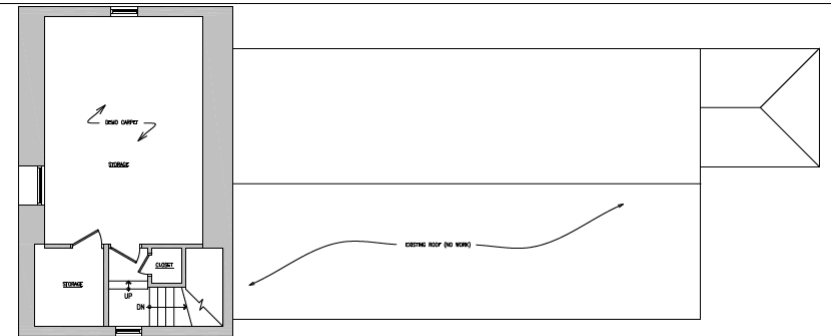
>>First Floor



>>Lower Level

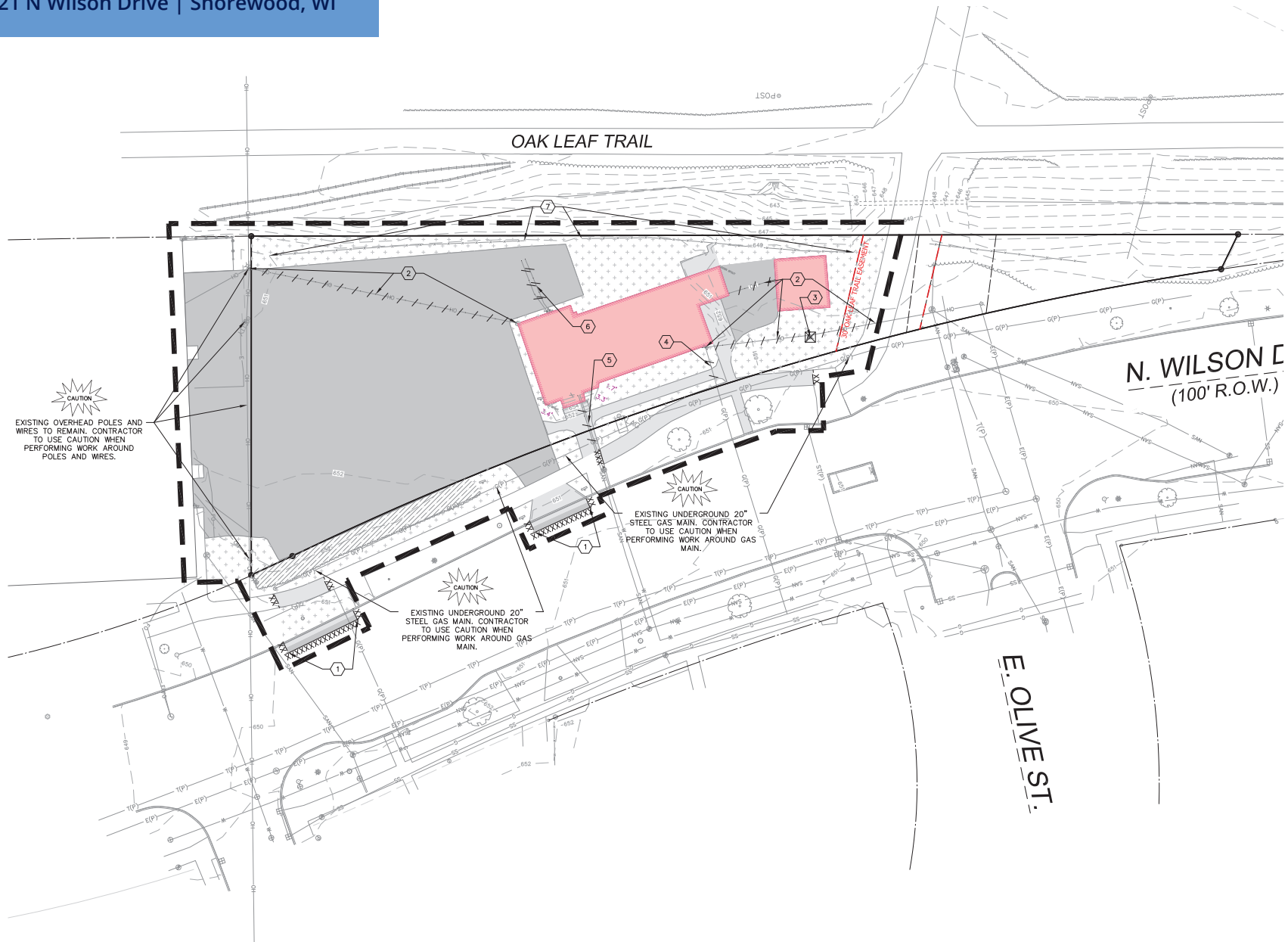


>>Upper Office/Storage



Site Plan

4121 N Wilson Drive | Shorewood, WI



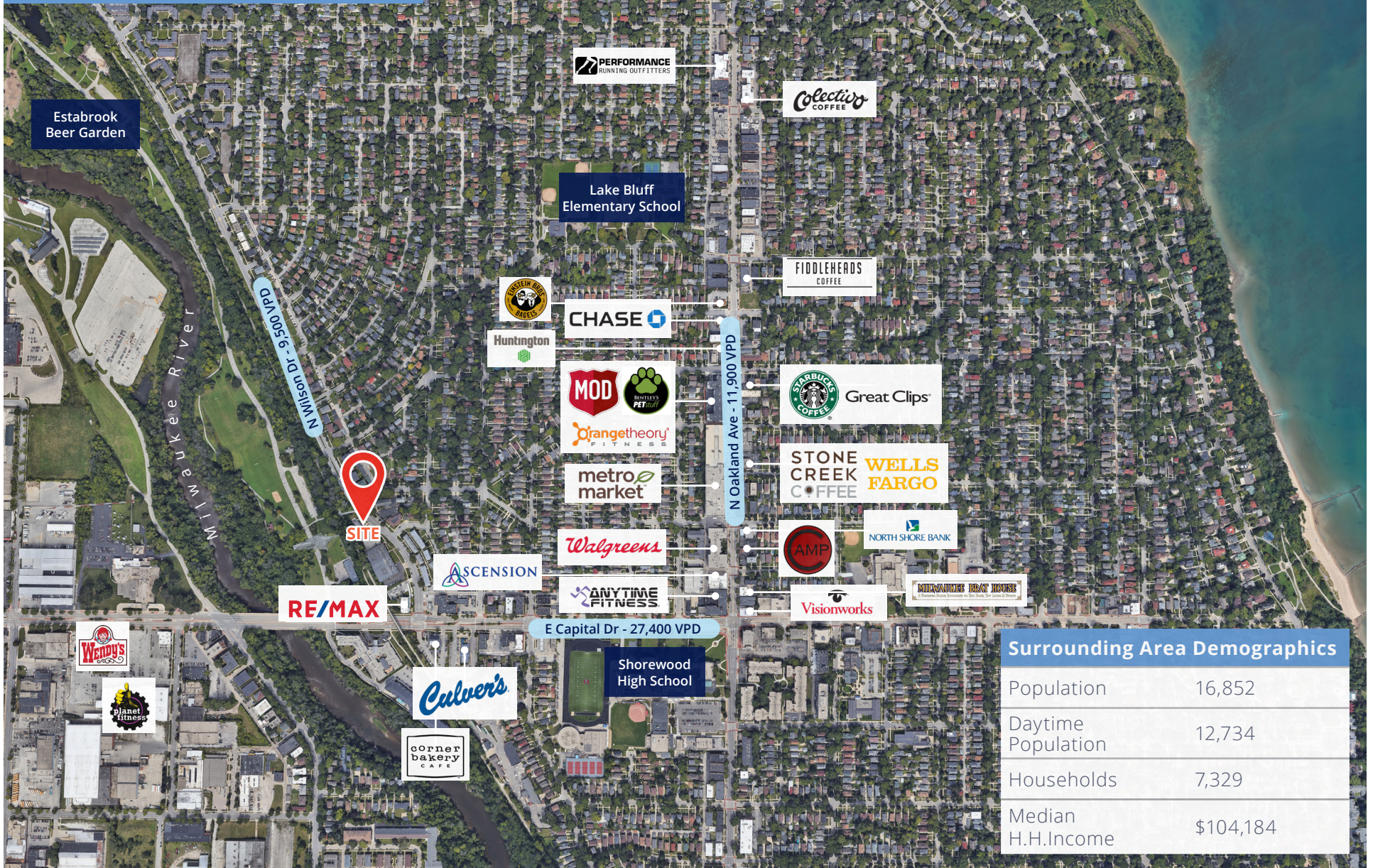
Property Photos

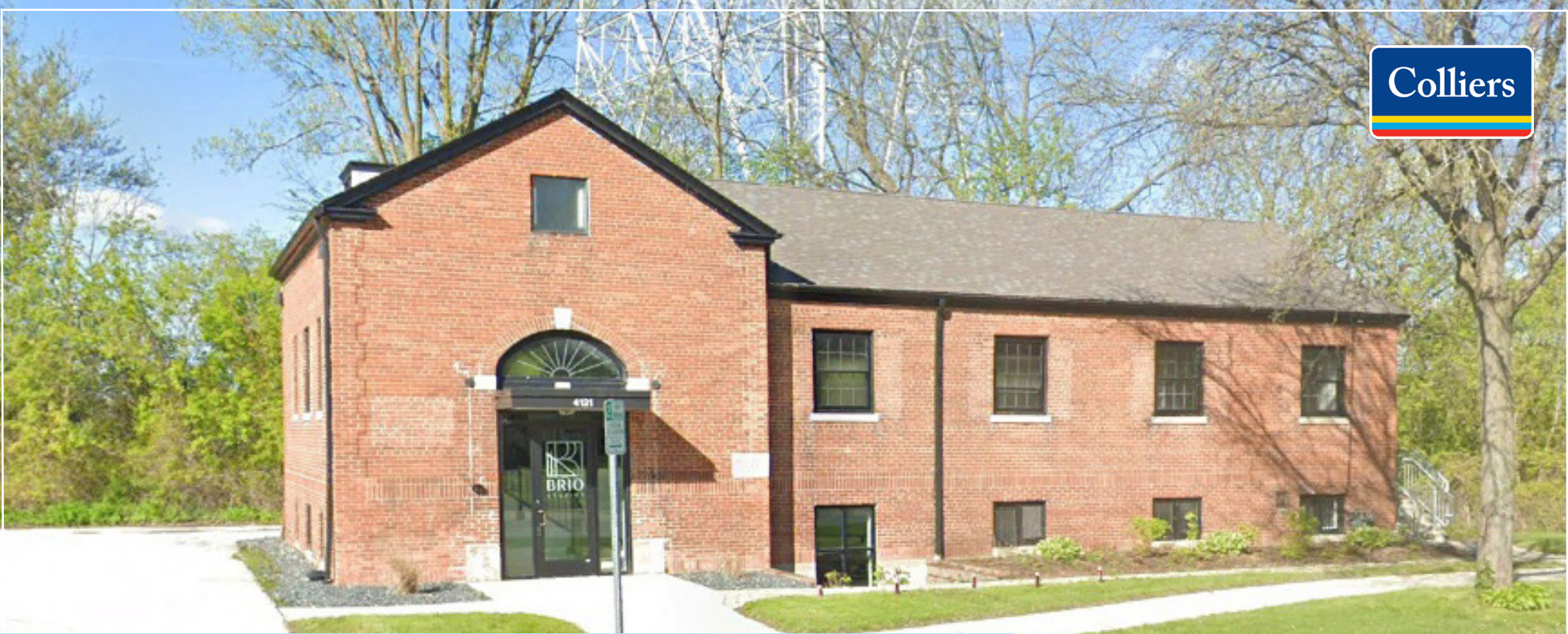
4121 N Wilson Drive | Shorewood, WI



Area Amenities & Demographics

4121 N Wilson Drive | Shorewood, WI





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Prior to negotiating on your behalf the Brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

Broker Disclosure to Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. The broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe 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 with 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.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information to other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133 (1) of the Wisconsin statutes.

Confidentiality Notice to Customers

The Firm and its Agents will keep confidential any information given to the Firm and its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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.
2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below, or provide that information to the Firm and its Agents by other means. At a later time, you may also provide the Firm and its Agents with other information you consider to be confidential.

Confidential information: _____

Non-Confidential information: (The following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

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.

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/>