

## 270 E Highland Ave., Milwaukee, WI

### Property Features

- Iconic historic Blatz Building in Milwaukee's Central Business District
- Fully leased investment condos with covered parking
- Easy-to-manage investment with a Board of Directors seat
- Exceptional walkability, visibility and access to downtown amenities
- Unique architecture in a high-demand urban location
- For sale individually or as a package
- Seller financing available

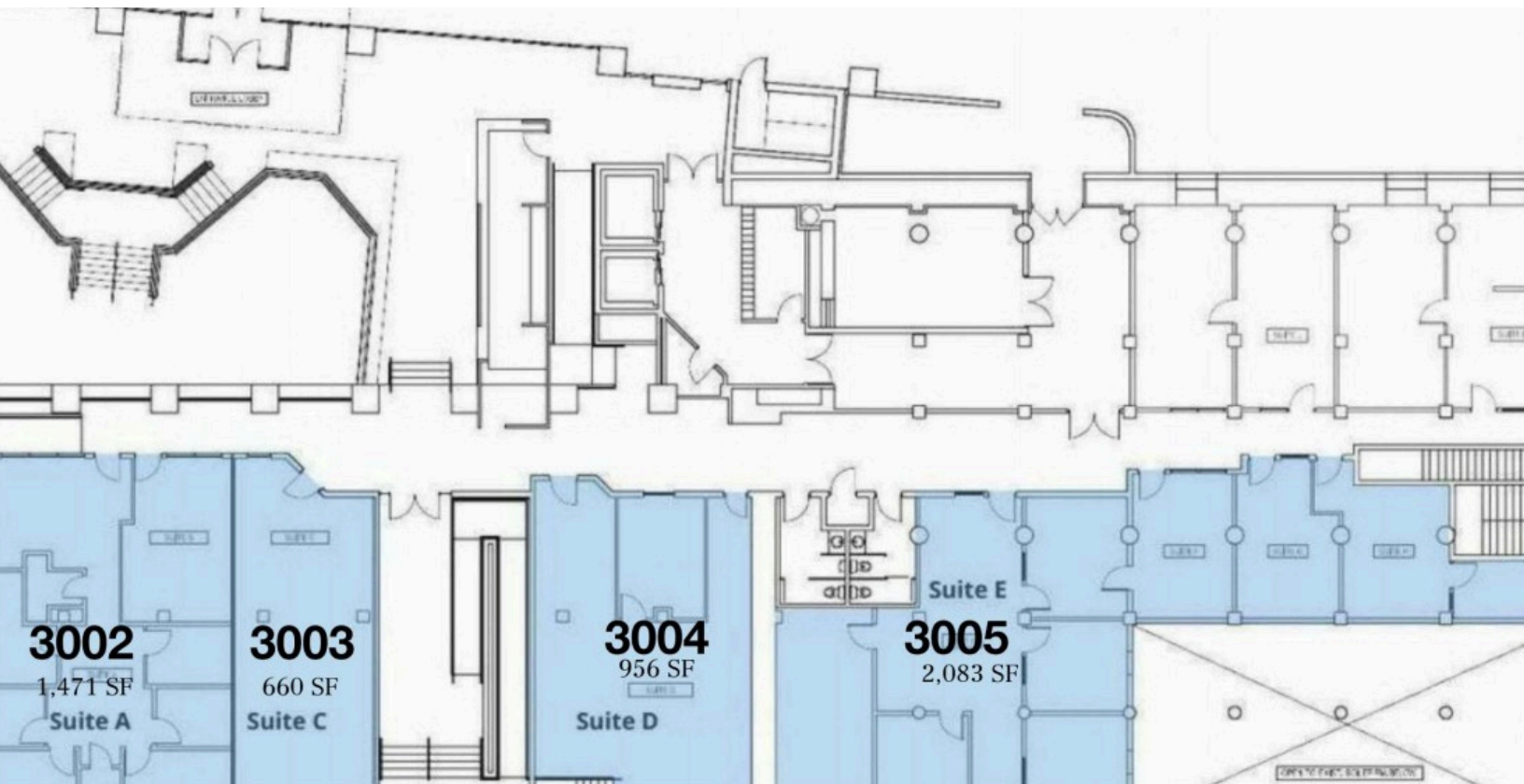
<b>PRICE</b>	<b>\$800,000</b>
<b>Building Size</b>	+/- 432,130 SF
<b>Available SF</b>	+/- 5,170 SF
<b>Lot Size</b>	+/- 1.85 AC
<b>Year Built</b>	1901
<b>Zoning</b>	C9B(A)
<b>Taxes</b>	\$11,486.08
<b>Parking</b>	Covered

**For more information:**

**Alex Van Dyke**

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## AVAILABLE UNITS



### Property Features

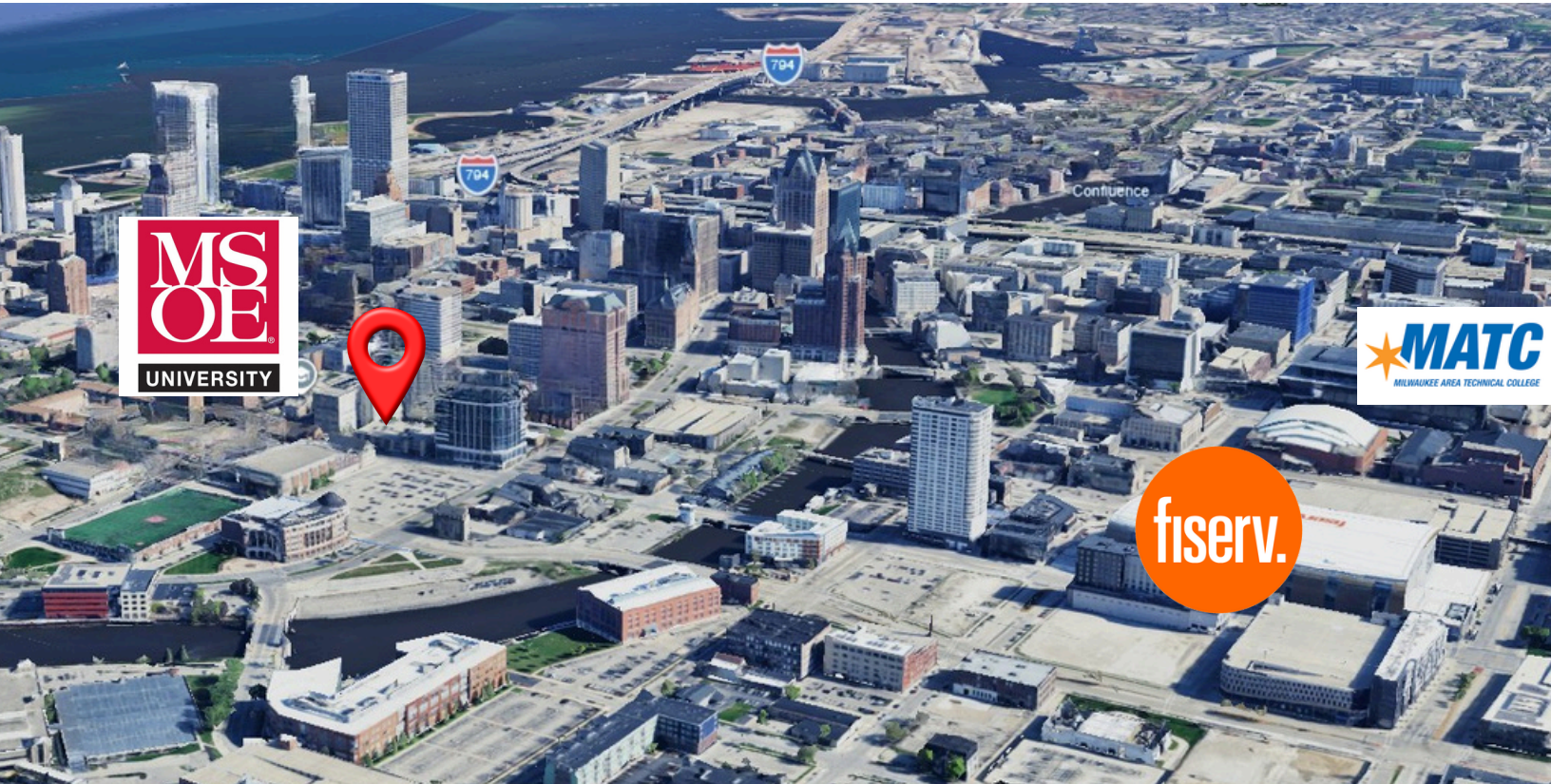
- Suite 3002: +/- 1,471 SF |  
APN: 3922871000
- Suite 3003: +/- 660 SF |  
APN: 3922872000
- Suite 3004: +/- 956 SF |  
APN: 3922873000
- Suite 3005: +/- 2,083 SF |  
APN: 3922874000

### Unit Highlights

- The available four suites together form a fully leased commercial condo package with access to premium building amenities:
  - Income producing parking spaces
  - Access to condo building amenities
    - front desk, gym, pool, conference areas, theater, etc.
  - Includes a seat on the Board of Directors



## LOCATION MAP



For more information: **Alex Van Dyke**

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2725 S Moorland Road, Suite 100  
New Berlin, WI  
414.424.8200 / naipfefferle.com

## OPERATING STATEMENT; 10.31% CAP RATE

	Jan-25	Feb-25	Mar-25	Apr-25	May-25	Jun-25	Jul-25	Aug-25	Sep-25	Oct-25	Nov-25	Dec-25	Total
<b>80.00%</b>	<b>Income</b>												
	(\$ 12,200.00)	(\$ 10,720.00)	(\$ 10,720.00)	(\$ 12,200.00)	(\$ 10,720.00)	(\$ 10,720.00)	(\$ 12,200.00)	(\$ 10,720.00)	(\$ 10,720.00)	(\$ 12,200.00)	(\$ 10,720.00)	(\$ 10,720.00)	(\$ 134,560.00)
	<b>Rent</b>												
	(\$ 9,450.00)	(\$ 9,450.00)	(\$ 9,450.00)	(\$ 9,450.00)	(\$ 9,450.00)	(\$ 9,450.00)	(\$ 9,450.00)	(\$ 9,450.00)	(\$ 9,450.00)	(\$ 9,450.00)	(\$ 9,450.00)	(\$ 9,450.00)	(\$ 113,400.00)
<b>28.86%</b>	<b>Unit 3002 and 3003</b>												
	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 37,200.00)
<b>15.50%</b>	Suite A - Holistik Connections												
	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 3,100.00)	(\$ 37,200.00)
<b>9.50%</b>	Suite B - Holistik Connections												
	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )
<b>3.86%</b>	Suite C - Holistik Connections												
	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )
	<b>Unit 3004</b>												
	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 22,800.00)
<b>18.95%</b>	Suite D - Julio (ITS)												
	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 1,900.00)	(\$ 22,800.00)
<b>32.19%</b>	<b>Unit 3005</b>												
	(\$ 4,450.00)	(\$ 4,450.00)	(\$ 4,450.00)	(\$ 4,450.00)	(\$ 4,450.00)	(\$ 4,450.00)	(\$ 4,450.00)	(\$ 4,450.00)	(\$ 4,450.00)	(\$ 4,450.00)	(\$ 4,450.00)	(\$ 4,450.00)	(\$ 53,400.00)
<b>4.23%</b>	Suite E - Michelle												
	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 7,200.00)
<b>4.23%</b>	Suite E - Brandon												
	(\$ 700.00)	(\$ 700.00)	(\$ 700.00)	(\$ 700.00)	(\$ 700.00)	(\$ 700.00)	(\$ 700.00)	(\$ 700.00)	(\$ 700.00)	(\$ 700.00)	(\$ 700.00)	(\$ 700.00)	(\$ 8,400.00)
<b>4.23%</b>	Suite E - Kicharria												
	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 7,200.00)
<b>2.12%</b>	Suite E - Sharita												
	(\$ 300.00)	(\$ 300.00)	(\$ 300.00)	(\$ 300.00)	(\$ 300.00)	(\$ 300.00)	(\$ 300.00)	(\$ 300.00)	(\$ 300.00)	(\$ 300.00)	(\$ 300.00)	(\$ 300.00)	(\$ 3,600.00)
<b>4.23%</b>	Suite E - Ma'Shyya Johnson												
	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 7,200.00)
<b>10.31%</b>	Suite F - David Florsheim												
	(\$ 750.00)	(\$ 750.00)	(\$ 750.00)	(\$ 750.00)	(\$ 750.00)	(\$ 750.00)	(\$ 750.00)	(\$ 750.00)	(\$ 750.00)	(\$ 750.00)	(\$ 750.00)	(\$ 750.00)	(\$ 9,000.00)
<b>\$20.00</b>	Suite G - Ronnie Cegers												
	(\$ 500.00)	(\$ 500.00)	(\$ 500.00)	(\$ 500.00)	(\$ 500.00)	(\$ 500.00)	(\$ 500.00)	(\$ 500.00)	(\$ 500.00)	(\$ 500.00)	(\$ 500.00)	(\$ 500.00)	(\$ 6,000.00)
<b>4.96%</b>	Suite H - ITS												
	(\$ 400.00)	(\$ 400.00)	(\$ 400.00)	(\$ 400.00)	(\$ 400.00)	(\$ 400.00)	(\$ 400.00)	(\$ 400.00)	(\$ 400.00)	(\$ 400.00)	(\$ 400.00)	(\$ 400.00)	(\$ 4,800.00)
	<b>Reimbursements</b>												
	(\$ 1,500.00)	(\$ 20.00)	(\$ 20.00)	(\$ 1,500.00)	(\$ 20.00)	(\$ 20.00)	(\$ 1,500.00)	(\$ 20.00)	(\$ 20.00)	(\$ 1,500.00)	(\$ 20.00)	(\$ 20.00)	(\$ 6,160.00)
	<b>Utilities</b>												
	(\$ 1,500.00)	(\$ 20.00)	(\$ 20.00)	(\$ 1,500.00)	(\$ 20.00)	(\$ 20.00)	(\$ 1,500.00)	(\$ 20.00)	(\$ 20.00)	(\$ 1,500.00)	(\$ 20.00)	(\$ 20.00)	(\$ 6,160.00)
	<b>Parking</b>												
	(\$ 1,250.00)	(\$ 1,250.00)	(\$ 1,250.00)	(\$ 1,250.00)	(\$ 1,250.00)	(\$ 1,250.00)	(\$ 1,250.00)	(\$ 1,250.00)	(\$ 1,250.00)	(\$ 1,250.00)	(\$ 1,250.00)	(\$ 1,250.00)	(\$ 15,000.00)
	Spot 3 - Julio (ITS)												
	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 1,200.00)
	Spot 4 - Holistik Connections												
	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 1,200.00)
	Spot 5 - Julio (ITS)												
	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 600.00)
	Spot 6 - New												
	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 1,800.00)
	Spot 7 - Holistik Connections												
	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 1,800.00)
	Spot 8 - Julio (ITS)												
	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 50.00)	(\$ 600.00)
	Spot 27 - Holistik Connections												
	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 1,200.00)
	Spot 29 - Holistik Connections												
	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 1,200.00)
	Spot 31 - Holistik Connections												
	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 1,200.00)
	Spot 33 -												
	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )
	Spot 164 - Ronald Nelson												
	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 150.00)	(\$ 1,800.00)
	Spot 282 - Ryan												
	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 1,200.00)
	Spot 312 - Bailey												
	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 100.00)	(\$ 1,200.00)
	<b>Expenses</b>												
	(\$ 6,661.98)	(\$ 5,684.65)	(\$ 5,684.65)	(\$ 5,684.65)	(\$ 5,684.65)	(\$ 5,684.65)	(\$ 8,584.65)	(\$ 5,382.38)	(\$ 5,382.38)	(\$ 5,382.38)	(\$ 4,520.45)	(\$ 4,520.45)	(\$ 68,857.92)
	<b>Fixed Expenses</b>												
	(\$ 6,661.98)	(\$ 5,684.65)	(\$ 5,684.65)	(\$ 5,684.65)	(\$ 5,684.65)	(\$ 5,684.65)	(\$ 8,584.65)	(\$ 5,382.38)	(\$ 5,382.38)	(\$ 5,382.38)	(\$ 4,520.45)	(\$ 4,520.45)	(\$ 68,857.92)
	Condo fees												
	(\$ 3,920.45)	(\$ 3,920.45)	(\$ 3,920.45)	(\$ 3,920.45)	(\$ 3,920.45)	(\$ 3,920.45)	(\$ 3,920.45)	(\$ 3,920.45)	(\$ 3,920.45)	(\$ 3,920.45)	(\$ 3,920.45)	(\$ 3,920.45)	(\$ 47,045.40)
	Utilities												
	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 600.00)	(\$ 7,200.00)
	Property Taxes												
	(\$ 1,917.05)	(\$ 1,164.20)	(\$ 1,164.20)	(\$ 1,164.20)	(\$ 1,164.20)	(\$ 1,164.20)	(\$ 1,164.20)	(\$ 861.93)	(\$ 861.93)	(\$ 861.93)	(\$ - )	(\$ - )	(\$ 11,488.04)
	Insurance												
	(\$ 224.48)	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ 2,900.00)	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ 3,124.48)
	<b>Variable Expenses</b>												
	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )
	Lawyer												
	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )
	Accountant												
	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )
	Repairs/Maintenance												
	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )	(\$ - )
	<b>Net Operating Income</b>												
	(\$ 5,538.02)	(\$ 5,035.35)	(\$ 5,035.35)	(\$ 6,515.35)	(\$ 5,035.35)	(\$ 5,035.35)	(\$ 3,615.35)	(\$ 5,337.62)	(\$ 5,337.62)	(\$ 6,817.62)	(\$ 6,199.55)	(\$ 6,199.55)	(\$ 65,702.08)

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**Demographics (1, 3 & 5 Mile Radius)**

**POPULATION**



1 MILE:	35,958
3 MILES:	205,079
5 MILES:	424,281

**AVERAGE INCOME**



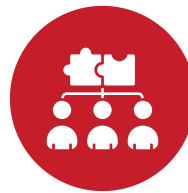
1 MILE:	\$105,843
3 MILES:	\$77,019
5 MILES:	\$84,783

**AVERAGE HOUSEHOLDS**



1 MILE:	21,781
3 MILES:	90,416
5 MILES:	180,162

**EMPLOYEES**



1 MILE:	68,937
3 MILES:	129,468
5 MILES:	196,872

**BUSINESSES**



1 MILE:	3,582
3 MILES:	8,084
5 MILES:	13,935

**TRAFFIC COUNTS**



N Broadway	3,516
E Highland	578
E Juneau	2,771

For more information: **Alex Van Dyke**

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## NON-RESIDENTIAL CUSTOMERS

# STATE OF WISCONSIN BROKER DISCLOSURE



Wisconsin law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

### Disclosure to Customers

You are a customer of NAI Pfefferle (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. A 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 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.
- 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 of 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 or its Agents in confidence, or any information obtained by the Firm or 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.

*No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.*

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 definition below).
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 or its Agents by other means. At a latertime, you may also provide the Firm or its Agents with other information you consider to be confidential.

### CONFIDENTIAL INFORMATION

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### NON-CONFIDENTIAL INFORMATION

(the following information may be disclosed to the Firm and its Agents)

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*(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.

### Notice About Sex Offender Registry

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://www.doc.wi.gov> or by telephone at 608-240-5830.



414.424.8200 | [www.naipfefferle.com](http://www.naipfefferle.com)

Information shown herein was provided by Seller/Lessor and/or third parties and has not been verified by the broker unless otherwise indicated.