

TRC

THE REALTY COMPANY

3040-3046 S DELAWARE AVE, MILWAUKEE WI 53207

\$995,000.00

Bay View Retail Investment Opportunity: Four-Unit Center with Established Tenants and Restaurant Infrastructure



For more information, please contact:

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3040-3044 S Delaware Ave, Milwaukee WI 53207



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Property Location: **PRICE** **\$995,000**
Bay View Retail
3040 - 3046 S Delaware, Bay View WI
Type of Property: 4 Retail Spaces
Size of Property: 4600sq'
Date: 7/24/2026
Acres

INCOME		2026
Rent		\$ 79,728.00
Tax and Insurance		\$ 19,591.00
Water/Sewer		\$ 360.00
		\$ 99,679.00
OPERATING EXPENSES		
Vacancy		\$ -
Repair/ Maintenance	exterior only	\$ 1,000.00
Insurance		\$ 5,040.00
Gas and Electric	tenant	\$ -
Water Sewer	tenant	\$ -
Trash	tenant	\$ -
Landscape & Snow	tenant	\$ -
Taxes		\$ 12,081.33
Total Expenses		\$ 18,121.33
Net Operating Income		\$ 81,557.67

Tenant Information

3040–3046 S. Delaware Avenue is a four-unit retail center in Bay View, one of Milwaukee’s most vibrant neighborhoods.

The 3040–3042 space previously operated as a bakery, bar, and restaurant before The Exchange expanded. It includes a restaurant kitchen, full basement access, two restrooms, wood floors, and a full bar. The existing restaurant sign remains on the building and may be reused. The space is served by one gas furnace and rooftop air conditioning.

The Exchange occupies 3044 under a three-year lease. The space includes a full bathroom, rear storage, basement access, a gas furnace, and rooftop air conditioning.

The fitness tenant at 3046 has occupied the space for several years. The unit includes a full bathroom, kitchenette, and basement access.

Tenants are responsible for utilities, water, sewer, snow removal, landscaping, and maintenance of their individual spaces. The owner is responsible for property taxes, insurance, and exterior maintenance.

RENT ROLL 8/1/26

Leases	Terms	Annual Rent	Add. Charges
3042-3046			Tax/ Insurance
3 Spaces	3 yrs	\$ 59,328.00	\$ 19,591.00
3040			
1 Space	mtm	\$ 20,400.00	



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BAY VIEW RETAIL INVESTMENT OPPORTUNITY

- 3040–3046 S. Delaware Avenue is a four-unit retail center in Bay View, one of Milwaukee’s most vibrant neighborhoods.
- The seller has updated the building’s façade, roof, windows, lighting, and entrances since his ownership.
- Constructed entirely of brick or masonry ,Built in 1928,
- Tax Key 5020065000, .
- 22 Acres
- Total sq’ 4800
- 3040– 3042 was a restaurant with a bar, dinning area and kitchen area. Tenant could sublet 2000sq to the new owner. This space has it’s own furnace and a/c
- Flat rubber roof that was fully replaced nine years ago.
- A rear parking lot provides more than eight spaces, and every unit offers interior access to the parking area.



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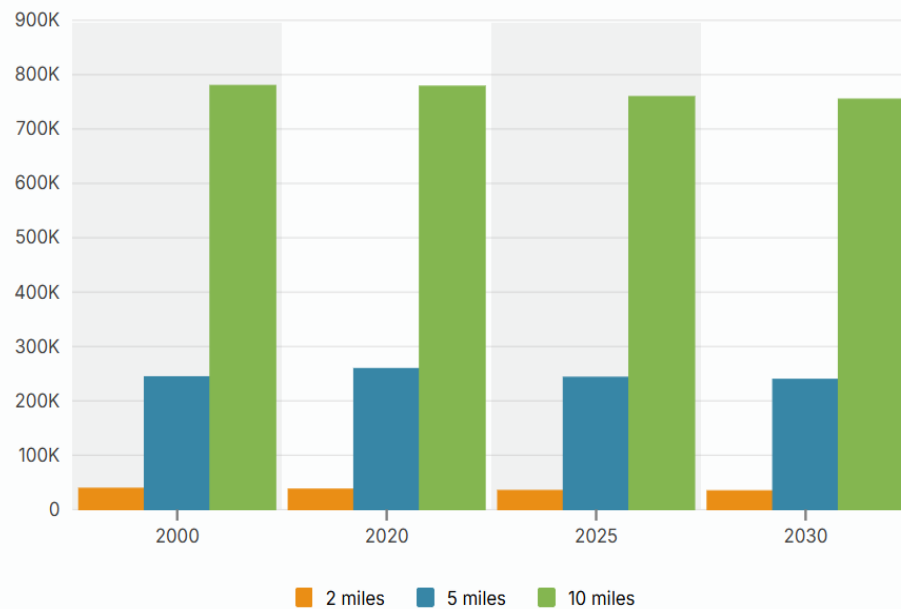
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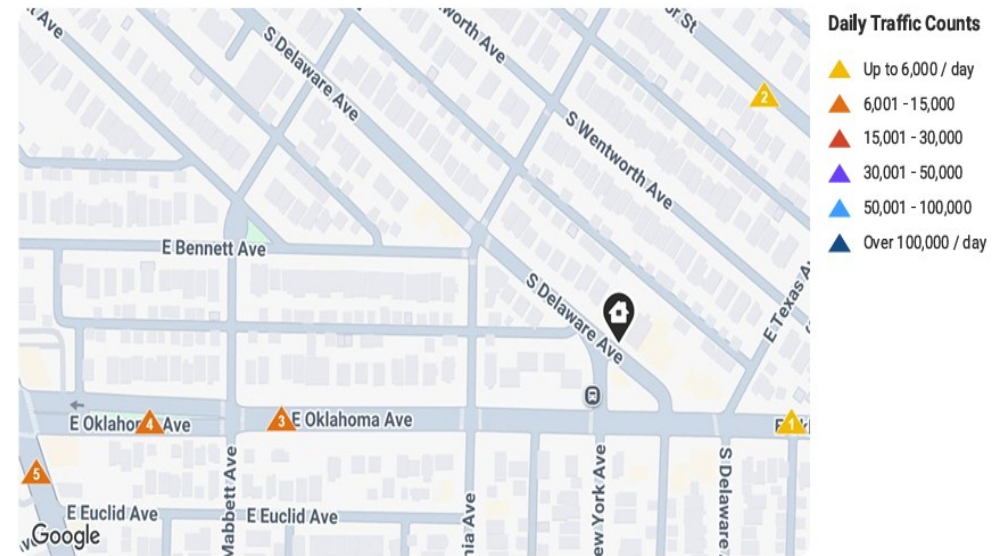
Bay View is one of the best neighborhoods in Milwaukee for a small business—especially if you want strong foot traffic, a loyal local customer base, and a community that actively supports independent operators. Here's a structured, practical breakdown tailored to how you evaluate markets for real estate and business viability.

- A dense, walkable neighborhood on the southeast side of Milwaukee.
- Known for its creative, progressive, community-driven culture
- High concentration of locally owned shops, restaurants, cafés, boutiques, wellness studios, and service businesses.
- Strong residential base with a mix of young professionals, long-time residents, and families.

Population



Traffic Counts



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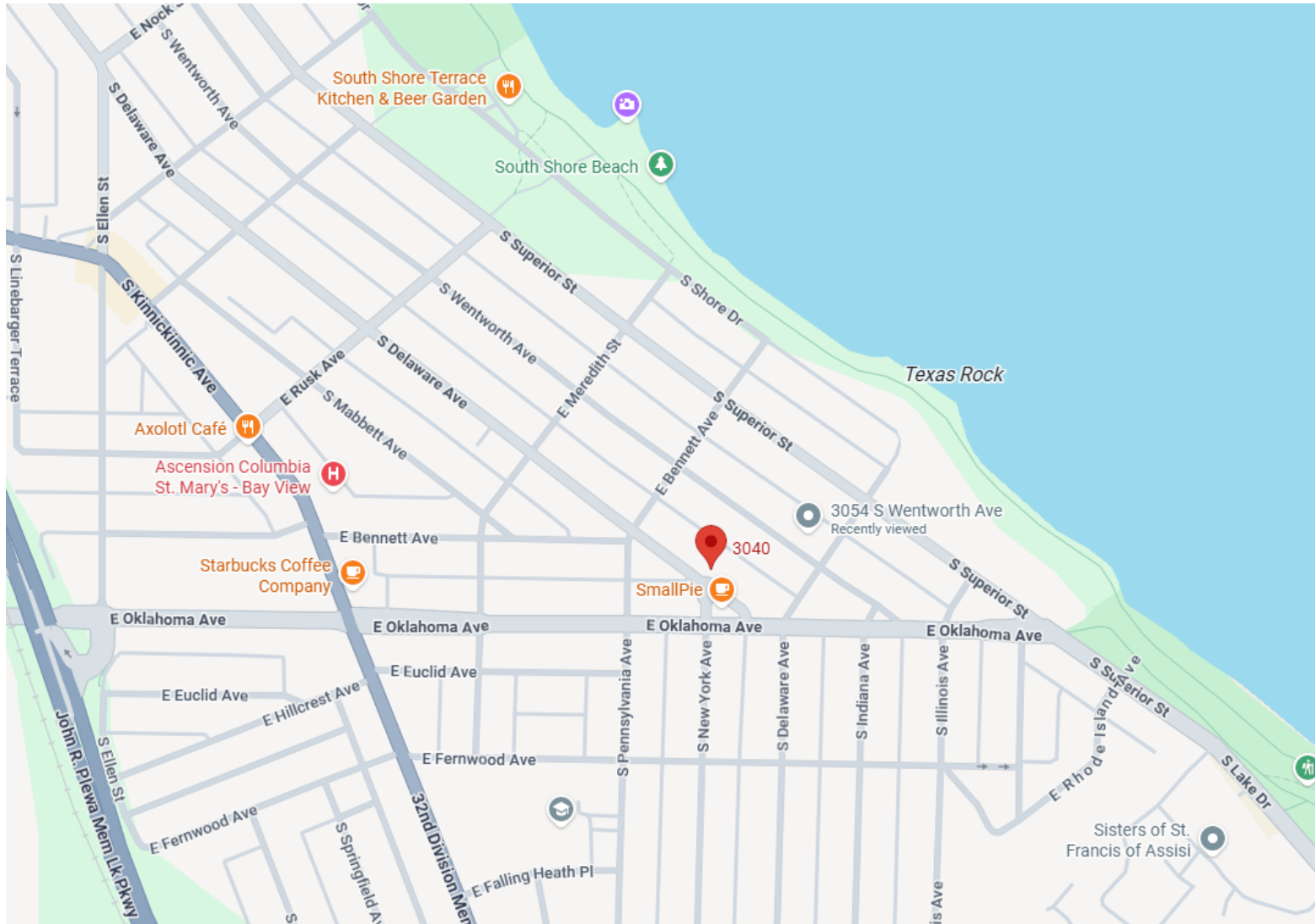
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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____

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

43 **DEFINITION OF MATERIAL ADVERSE FACTS**

44 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
45 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
46 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
47 or affects or would affect the party's decision about the terms of such a contract or agreement.

48 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
49 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
50 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
51 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
52 contract or agreement made concerning the transaction.

53 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
54 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
55 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

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

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