216 NORTH WATER STREET
MILWAUKEE, WI

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PROPERTY OVERVIEW

INVESTMENT HIGHLIGHTS

PRIME LOCATION WITH HIGH VISIBILITY

- Located in Milwaukee's Third Ward, drawing over one million visitors annually
- Situated on North Water Street with 10,100 VPD

TURNKEY RESTAURANT WITH FLEXIBLE UPPER FLOORS

- Ground floor retail suitable for a wide range of restaurant operators
- Flexible upper floors 2-4 suited for retail, office, or residential use

EXCLUSIVE OFFERING WELL BELOW REPLACEMENT COST

- Rare Water Street offering in the Third Ward
- Significant cost savings based on current land value and construction costs

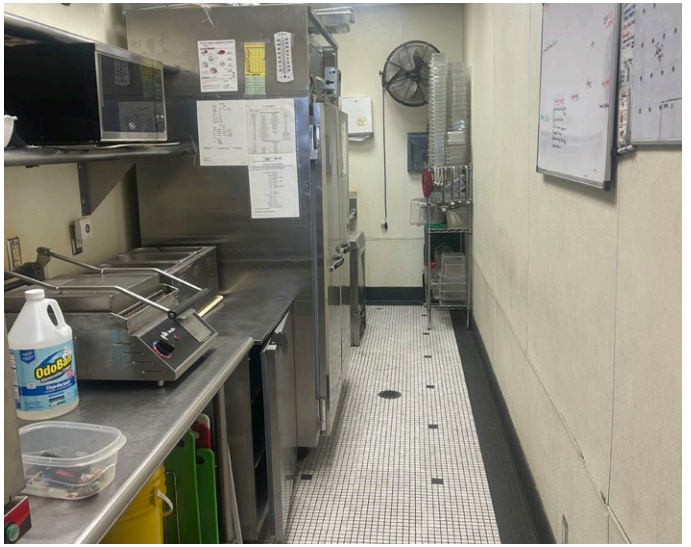
SUPERIOR ACCESSIBILITY AND CONNECTIVITY

- Blocks from the Milwaukee Public Market, one of the city's top attractions, and 333 Water, downtown's newest apartment development
- Immediate access to I-794 with 78,000 VPD
- Approximately 15 minutes from Milwaukee Mitchell International Airport
- 1/2 block to a 550-stall city parking deck

ORIGINAL YEAR BUILT	1893
BUILDING AREA	12,700 SF
LAND ACREAGE	0.08 AC
STORIES	Four (4) with Full Basement
ZONING	Downtown Mixed Activity (C9G)

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

PROPERTY PHOTOS



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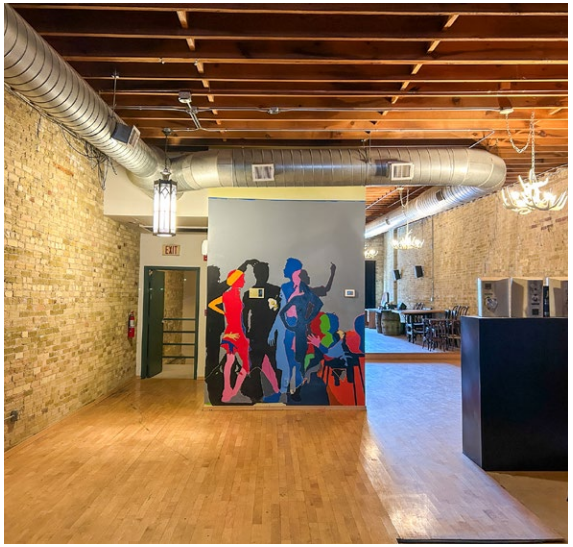

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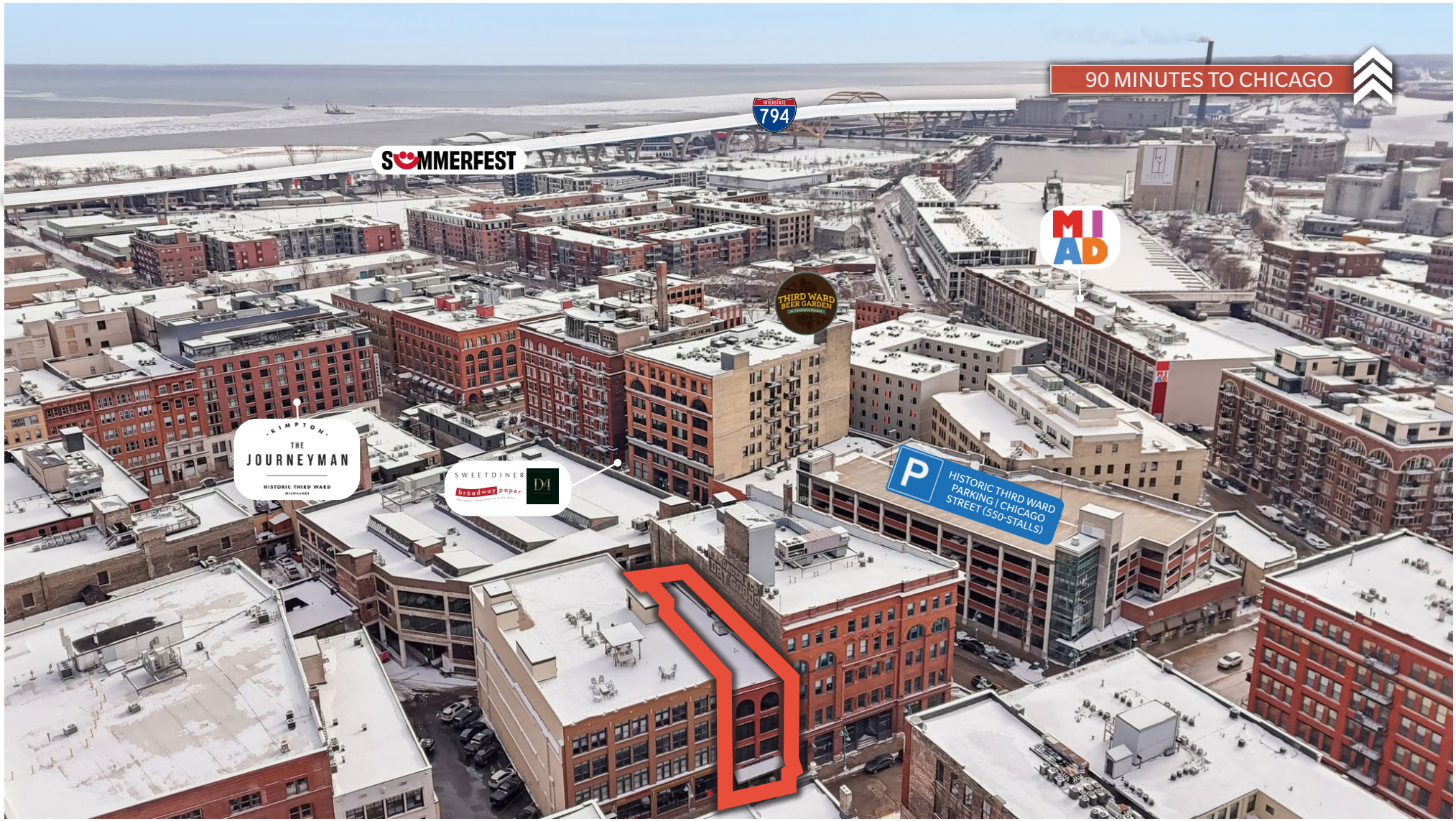
LOCATION OVERVIEW



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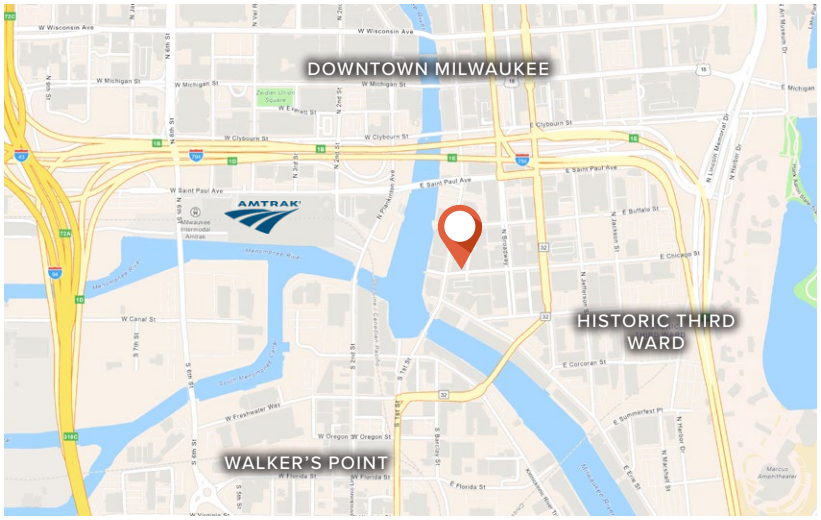

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	17,348	197,790	419,971
Avg HH Income	$107,414	$64,107	$69,416

TRAFFIC COUNTS	
N Water Street	10,100 VPD
I-794	78,000 VPD

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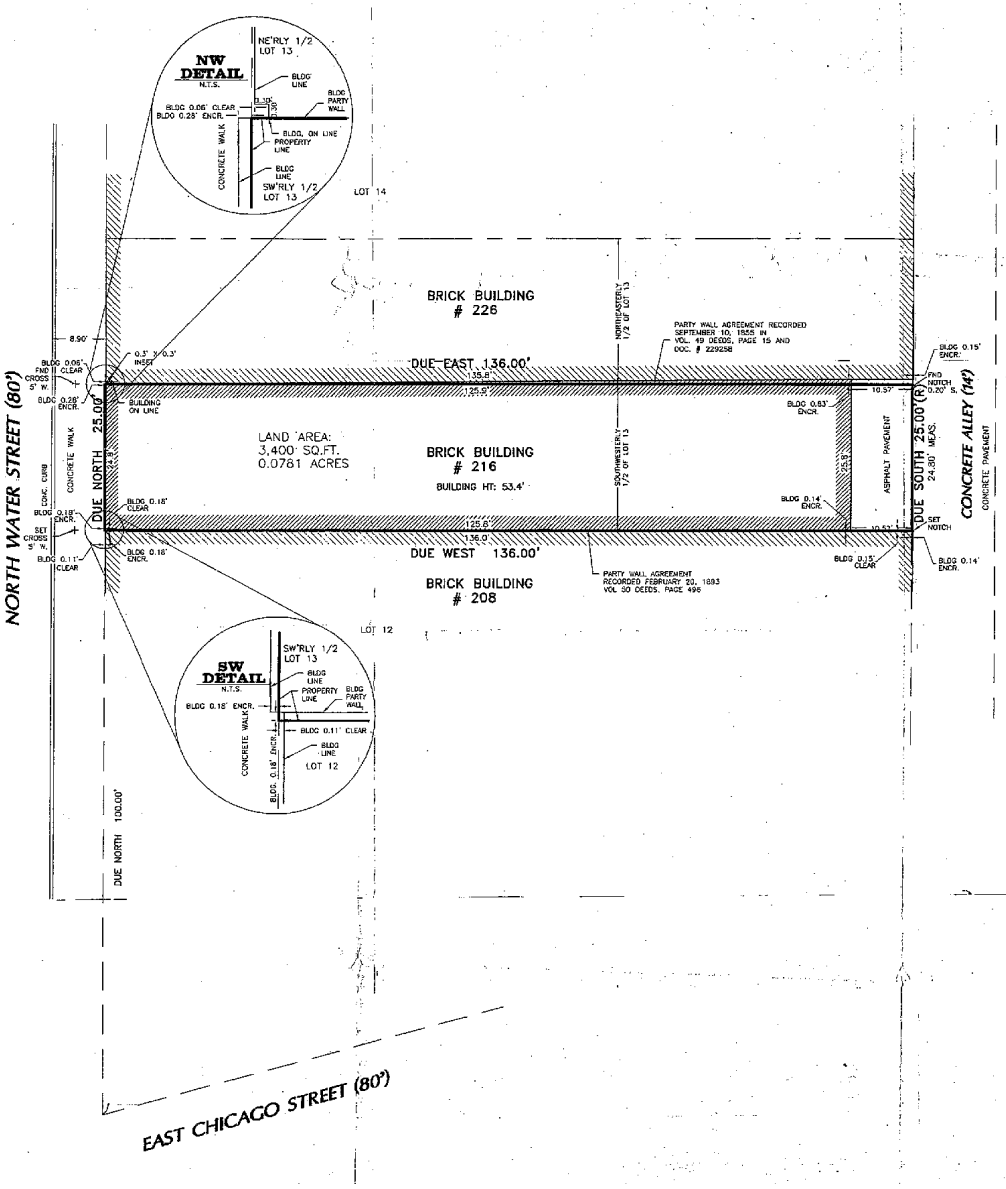
PROPERTY SURVEY



ALTA/ACSM LAND TITLE SURVEY

KNOWN AS 216 NORTH WATER STREET, IN THE CITY OF MILWAUKEE, WISCONSIN

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THE SOUTHWESTERLY 1/2 OF LOT 13, IN BLOCK 38 IN PLAT OF MILWAUKEE EAST OF THE RIVER, IN THE SOUTHEAST 1/4 OF SECTION 29, IN TOWN 7 NORTH, RANGE 22 EAST, IN THE CITY OF MILWAUKEE, COUNTY OF MILWAUKEE, STATE OF WISCONSIN.

NOVEMBER 13, 2000 ROBERT FRIEDMAN SURVEY NO. 148358-CLH

NOTES:

1. BEARINGS ARE BASED ON THE EAST LINE OF NORTH WATER STREET WHICH IS ASSUMED TO BEAR DUE NORTH

2. THIS SURVEY WAS PREPARED BASED ON CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1098886, EFFECTIVE DATE OF SEPTEMBER 18, 2000, WHICH LISTS THE FOLLOWING EASEMENTS AND/OR RESTRICTIONS:

A. PARTY WALL AGREEMENT RECORDED ON APRIL 7, 1893, IN VOLUME 314 OF DEEDS, ON PAGE 176, AS DOCUMENT NO. 229258. AFFECTS SITE BY LOCATION. – SHOWN

B. PARTY WALL AGREEMENT RECORDED ON FEBRUARY 20, 1856, IN VOLUME 50 OF DEEDS, ON PAGE 496. AFFECTS SITE BY LOCATION. – SHOWN

C. PARTY WALL AGREEMENT CONTAINED IN LAND CONTRACT RECORDED ON SEPTEMBER 10, 1855, IN VOLUME 49 OF DEEDS, ON PAGE 15. AFFECTS SITE BY LOCATION. – SHOWN

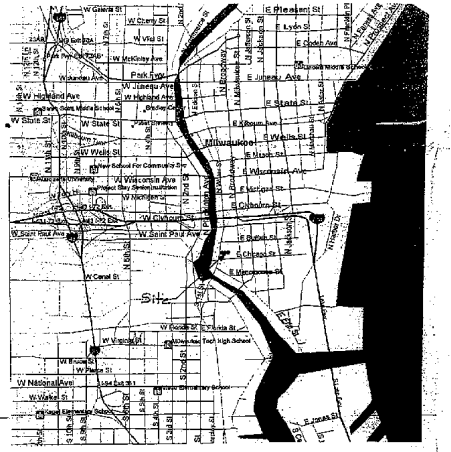
D. EASEMENT FOR HISTORIC BUILDING PLAQUE GRANTED TO HISTORIC THIRD WARD ASSOCIATION, INC., RECORDED DECEMBER 20, 1996, ON REEL 3952, IMAGE 890, AS DOCUMENT NO. 7305966. AFFECTS SITE BY LOCATION – GENERAL IN NATURE, CANNOT BE PLOTTED

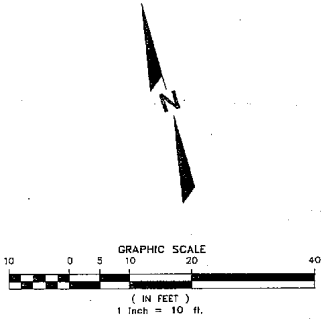
3. ACCORDING TO FLOOD INSURANCE RATE MAP OF THE CITY OF MILWAUKEE, COMMUNITY PANEL NO. 550278 0005B, EFFECTIVE DATE OF MARCH 1, 1982, THIS SITE FALLS IN ZONE (C) AREAS OF MINIMAL FLOODING

4. THERE ARE NO PARKING SPACES MARKED ON THIS SITE – –

5. THE BASIC ZONING INFORMATION LISTED BELOW IS TAKEN FROM MUNICIPAL CODES AND DOES NOT REFLECT ALL REGULATIONS THAT MAY APPLY – SITE IS ZONED C9G (MIXED ACTIVITY)

FRONT SETBACK – AVERAGE OF ADJACENT BUILDINGS
SIDEYARD SETBACK – 0'
REARYARD SETBACK – 0'
MAXIMUM HEIGHT – MINIMUM OF 20'





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NON-RESIDENTIAL CUSTOMERS

STATE OF WISCONSIN
BROKER DISCLOSURE

FOUNDERS 3
REAL ESTATE SERVICES

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 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. 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 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.

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 of Adverse Facts" 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 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 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION

NON-CONFIDENTIAL INFORMATION
(the following information may be disclosed to 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.

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.