



Former Body Shop For Sale

Jennifer Green

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Property Statistics

Lot Size	1.64 Acres SF
Tax Keys	4332252000 , 4332251000
Zoning	LB 2
Aldermatic Dist	Perez, 12th District
Taxes	Current Non Profit Status
Building Size	NW Corner +/- 14,000 SF 1 drive in Building 2 +/- 12,500 SF 3 vehicle bays Building 3 +/- 4,000 SF (1996) 4 vehicle bays
Parking	+/- 41,000 SF of Paved Lots



1313 - 1331 W National Avenue

\$850,000

- Former Esperanza Unida Building
- Used for automechanics, welding and workforce development training
- Hard to find large contiguous parcel of +/- 71,300



CERTIFIED SURVEY MAP

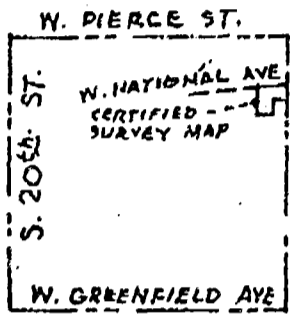
Tax Key No. 433-0523-14

D. C. D. 1383

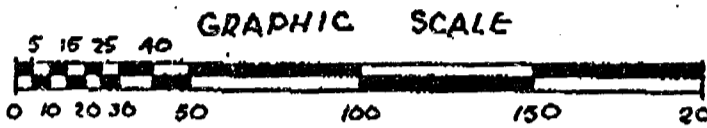
43

CERTIFIED SURVEY MAP NO. 4496

Being a redivision of Lots 1, 2, 3, 4, 5, 6, 9, 10, 11 and 12 in Block 3 in "Bryden's Subdivision", of Lot 1 and the East 2/5 of Lot 2 in lands in the East 1/2 of the Southeast 1/4 of Section 31, Township 7 North, Range 22 East, in the City of Milwaukee, Milwaukee County, Wisconsin



LOCALITY MAP S.E. 1/4 SEC. 31, T. 7N. R. 22E. SCALE: 1"=2000'



SCALE: 1"=60'

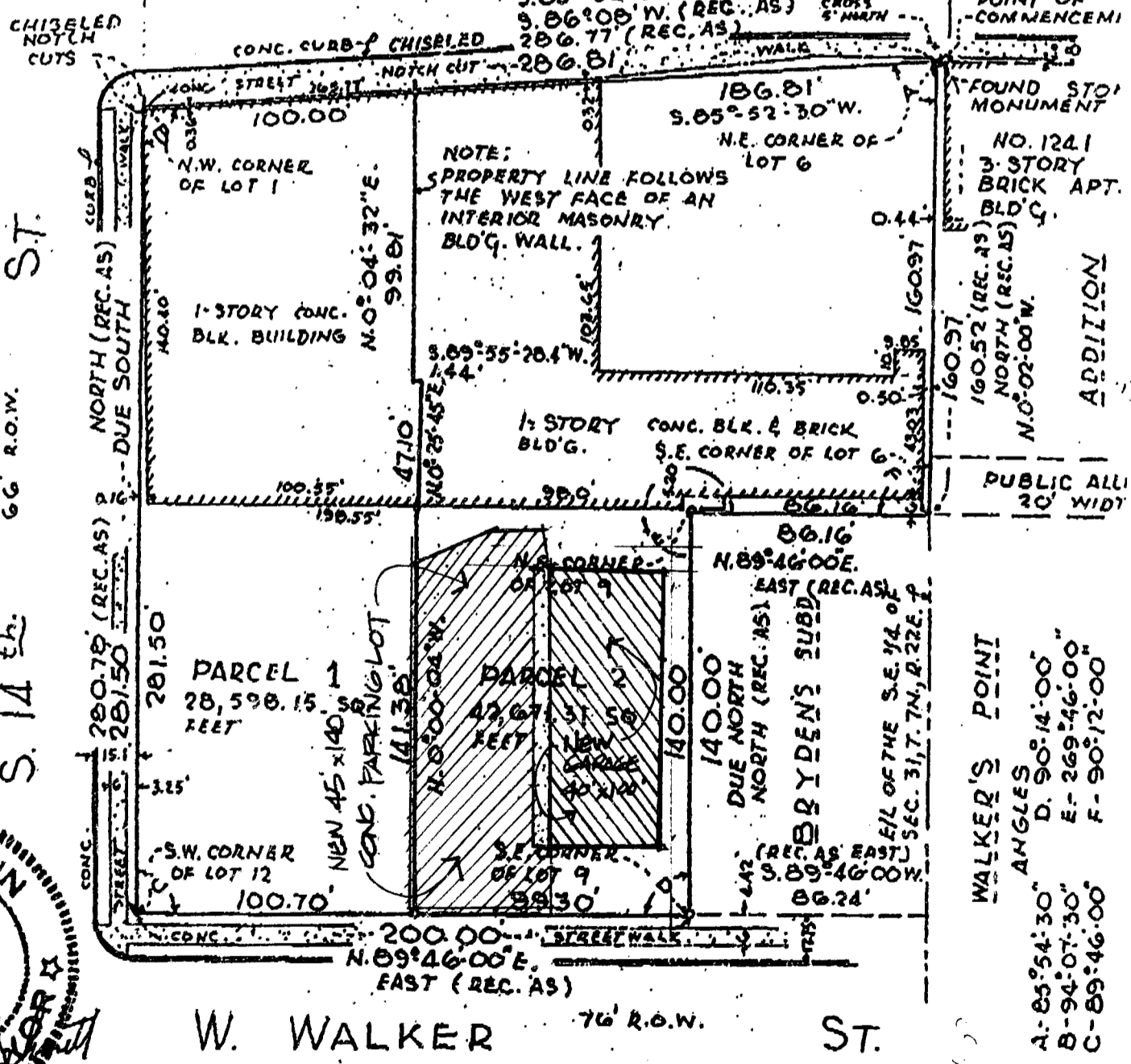
Zoning: L & P, C, 60'



NORTH SCALE: 1"=60'

1329 W. NATIONAL AVE. W. NATIONAL AVE. R.O.W. WIDTH VARIES

INDICATES 1" X 24" IRON PIPE, 1.13 IDS / LINEAL FT. ALL DIMENSIONS SHOWN ARE MEASURED TO THE NEAREST HUNDRETH OF A FOOT. ALL BEARINGS ARE REFERENCED TO THE EAST LINE OF THE 1/4 SECTION WHICH IS ASSUMED TO BEAR N. 0°-02'-00" W.



WISCONSIN WILLIAM H. SCHMITT WEST ALLIS, WIS.

WALKER'S POINT ANGLES A-85°54'30" B-94°07'30" C-89°46'00" D-90°14'00" E-269°46'00" F-90°12'00"

Map Milwaukee: Property Information Parcel Report

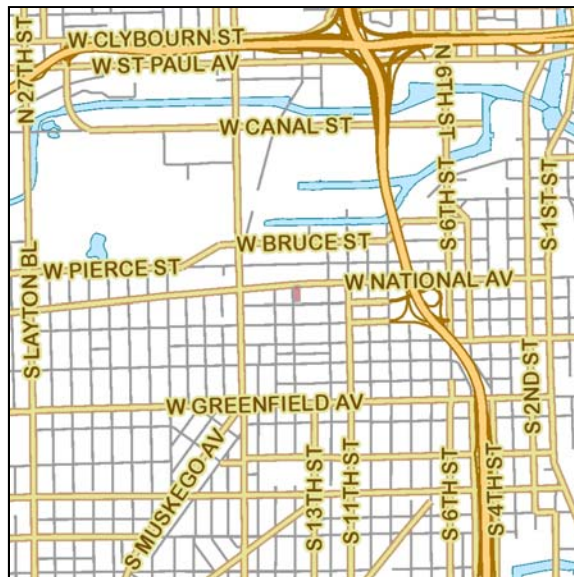


Basic Property Information

Taxkey: 4332251000
Address: 1331 W NATIONAL AV
Zip Code: 532040000

Owner Information

Owner Name: ESPERANZA UNIDA INC
Owner Address: 611 W NATIONAL AVE
MILWAUKEE WI
53204
Owner Occupied? N



Approx. 4 square miles surrounding taxkey

Assessment Information

Current Land Assessment: \$0.00
Current Improvements Assessment: \$0.00
Current Total Assessment: \$0.00
Current Assessment Class Code: 9
Number of Years Tax Delinquent: 4
(Blank if none)

Primary Building Information

Year Built:
Number of Dwelling Units: 0
Number of Rooms:
Building Size (sq ft):
Building Type:



Taxkey 4332251000 highlighted in red.

Detailed Property Information

Lot Area: 28618
Zoning: LB2
Land Use Code (SIC): 5521
Historical Code:
(Blank if not designated historical)

Geographic Information

Aldermanic District: 12
2010 Census Tract: 15700
2010 Census Block: 1006
MPD District: 2

[Click here to access MPROP documentation for definitions and descriptions.](#)

Map Milwaukee: Property Information Parcel Report

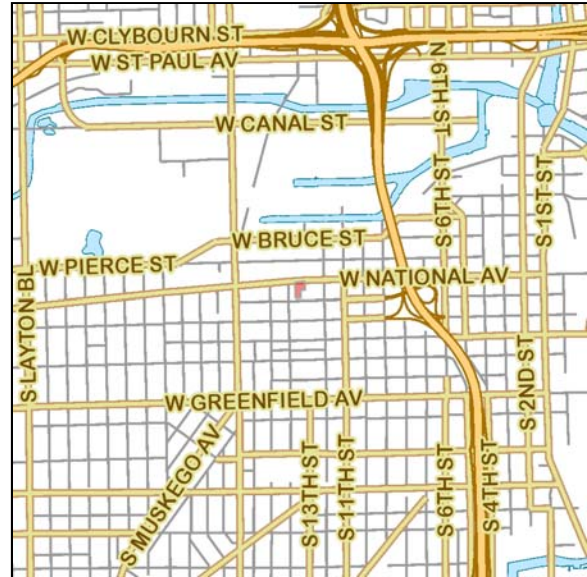


Basic Property Information

Taxkey: 4332252000
Address: 1313 W NATIONAL AV
Zip Code: 532040000

Owner Information

Owner Name: ESPERANZA UNIDA INC
Owner Address: 611 W NATIONAL AVE
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Current Total Assessment: \$0.00
Current Assessment Class Code: 9
Number of Years Tax Delinquent: 4
(Blank if none)

Primary Building Information

Year Built:
Number of Dwelling Units: 0
Number of Rooms:
Building Size (sq ft):
Building Type:



Taxkey 4332252000 highlighted in red.

Detailed Property Information

Lot Area: 42681
Zoning: LB2
Land Use Code (SIC): 4225
Historical Code:
(Blank if not designated historical)

Geographic Information

Aldermanic District: 12
2010 Census Tract: 15700
2010 Census Block: 1006
MPD District: 2

[Click here to access MPROP documentation for definitions and descriptions.](#)

Report generated: 2/20/2015 2:38:29 PM

This report was produced by the City of Milwaukee Department of Administration, ITMD.

[Disclaimer of liability](#)

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (§§ Lines 47-56).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (§§ Lines 22-38).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-56).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 36-38). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 CONFIDENTIAL INFORMATION: _____
36 _____

37 NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____
38 _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. List Home/Cell Numbers: _____

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-6890.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

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