



**Commercial Realty Advisors, LLC**  
*"Pragmatic Real Estate Solutions"*

## Investment For Sale

### Medical Office Building



4931 S. 27th Street  
 Greenfield, WI 53221

**\$2,300,000**  
**Please Do Not Disturb Tenants**

RARE OPPORTUNITY TO OWN A FULLY LEASED MEDICAL OFFICE BUILDING TENANTED WITH ESTABLISHED PHYSICIANS AND BUSINESSES.

LOCATED ON THE WELL TRAVELED SOUTH 27TH STREET, THE BUILDING HAS EASY NORTH BOUND AND SOUTH ACCESS. WELL CONSTRUCTED MULTI TENANT BUILDING HAS BEEN METICULOUSLY CARED FOR OVER THE LAST 14 YEARS.

MOST LEASES ARE NNN AND RUN ANOTHER FIVE YEARS WITH OPTIONS. POTENTIAL FOR OWNER OCCUPANT.

**Jennifer Green**

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 jen@cradvisorsmke.com

**Contact Broker for Full Details**

### Property Details:

<b>Building Size</b>	+/- 10,077
<b>Income / OP Ex</b>	\$167,000 NOI / 10.29 PSF Op Ex
<b>Lot Size</b>	1.337 Acres
<b>Parking</b>	51 Total including 4 Handicap Spot (5 per 1000 SF)
<b>Year Built</b>	2004
<b>Taxes / Assessment (2020)</b>	\$58,420 / \$2,065,000
<b>Tax Key</b>	662-002-001
<b>CSM</b>	#8013 NE 25-6-21 Lot 1



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