

# ZUMACH PAINT BUILDING

112 E. MINERAL  
MILWAUKEE, WI 53204

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# Property Summary



## OFFERING SUMMARY

Sale Price:	\$5,500,000
Lot Size:	0.51 Acres
Year Built:	1900
Building Size:	42,963 SF
Zoning:	IM, Industrial-Mixed
Price / SF:	\$128.02

## PROPERTY OVERVIEW

Classic Milwaukee Warehouse with exposed wood beams and trusts completely restored - \$5,500,000  
Plus Vacant Parking Lot across the Street - \$250,000

## PROPERTY HIGHLIGHTS

- Properties Can Bought Separately
- Two Story Building - \$5.5 Million
- 7,000 SF Parking Lot \$250,000
- Completely Sandblasted and Sealed
- New High E Windows
- New HVAC
- New Rest Rooms



# Additional Photos



# Site Plan



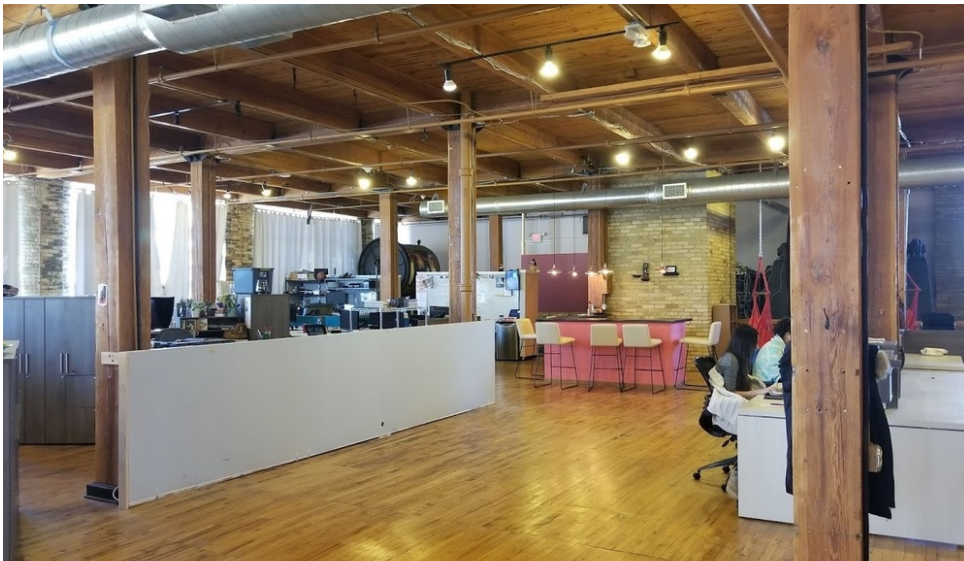


# Additional Photos





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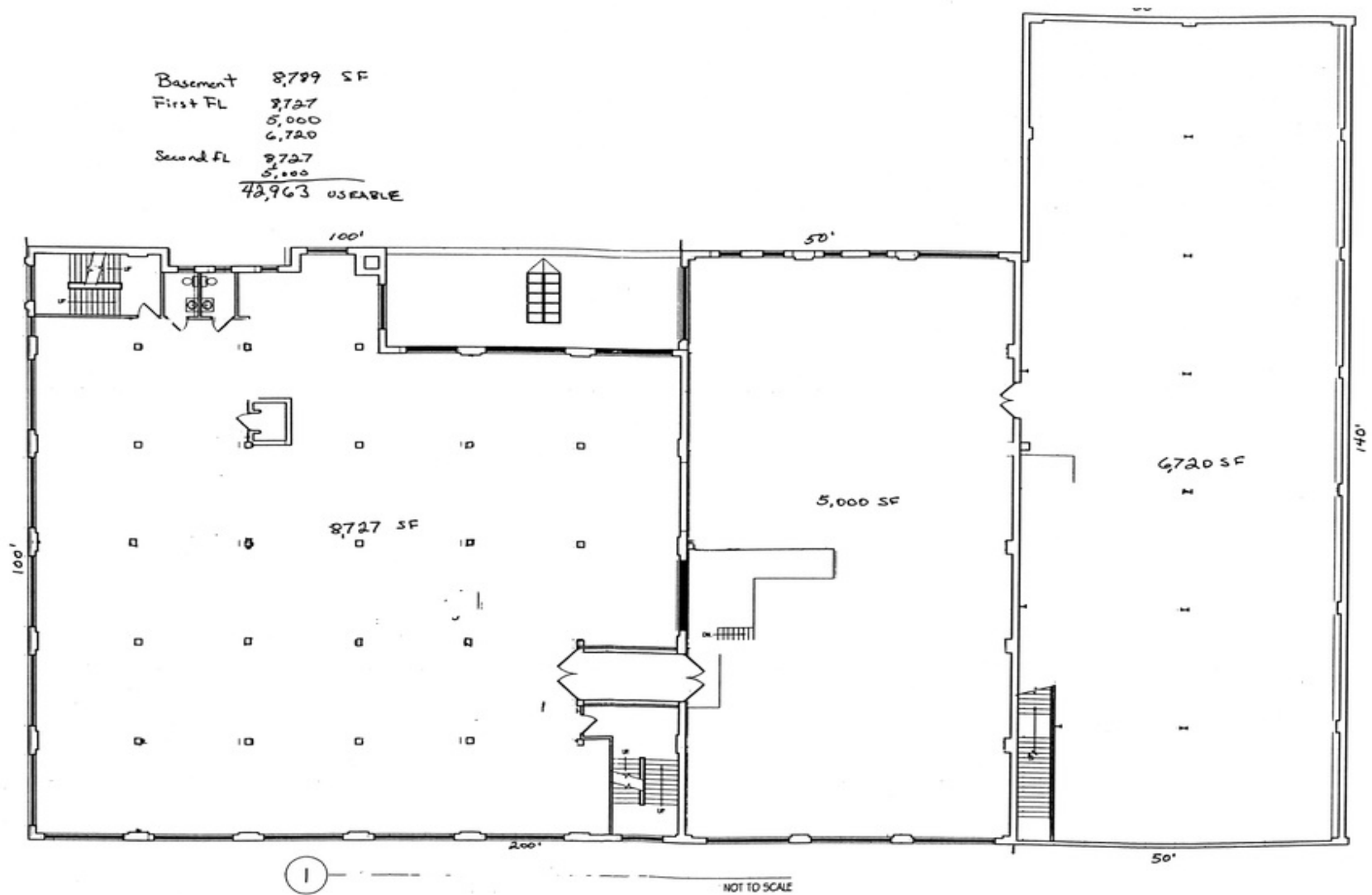




# Additional Photos



# Floor Plan



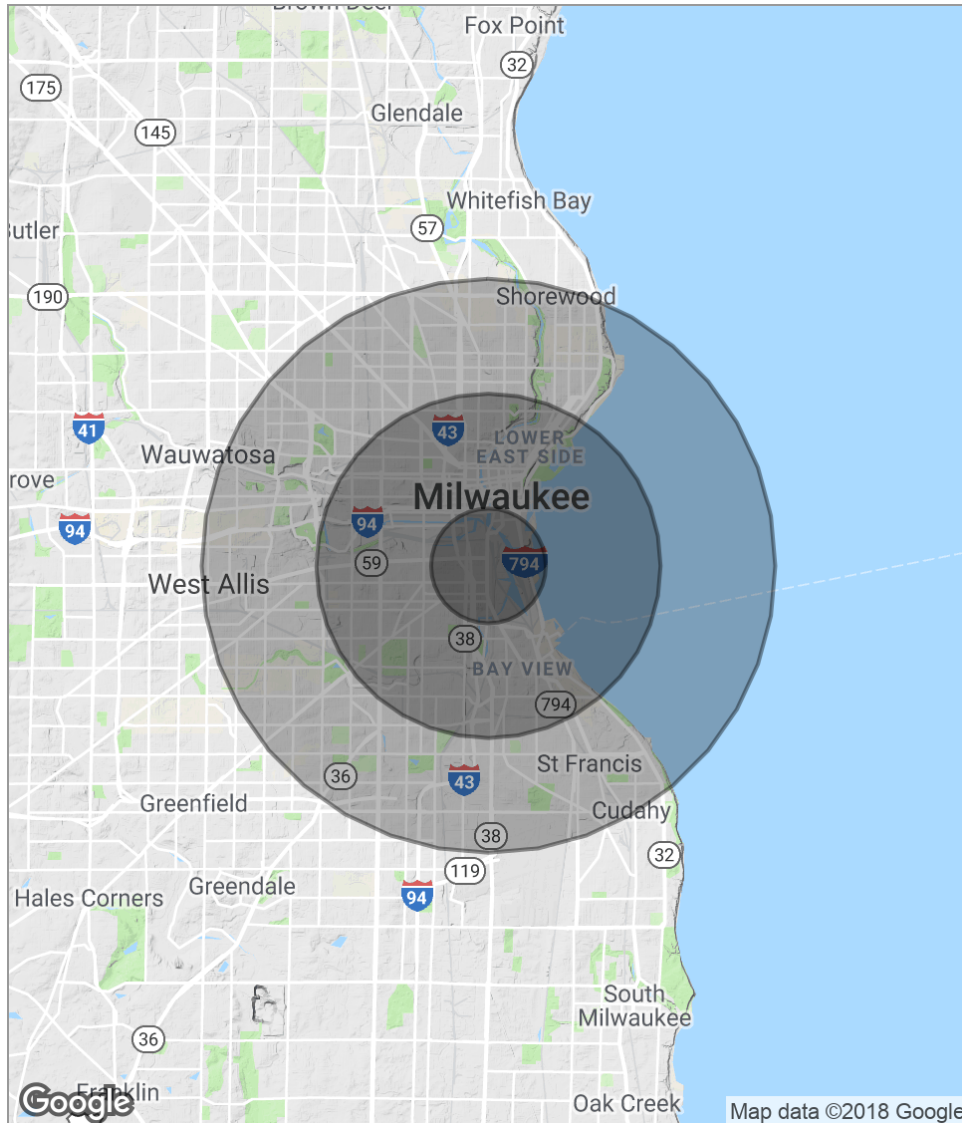


# Location Maps





# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	15,435	205,727	453,508
Median age	27.7	28.4	29.9
Median age [Male]	27.6	28.6	29.5
Median age [Female]	28.2	28.5	30.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	5,674	78,025	176,789
# of persons per HH	2.7	2.6	2.6
Average HH income	\$52,478	\$44,769	\$45,236
Average house value	\$253,276	\$172,799	\$168,845

\* Demographic data derived from 2010 US Census



# Disclaimer

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# Wisconsin Disclosure

WISCONSIN REALTORS® ASSOCIATION  
1 Forest Run Road, Madison, WI 53704

SVN | Hintze Commercial Real Estate  
Effective July 1,

## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

### DISCLOSURE TO CUSTOMERS

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

- 1) The duty to provide brokerage services to you fairly and honestly.
- 2) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 3) The duty to provide you with accurate information about market conditions within a reasonable time if you require it, unless disclosure of the information is prohibited by law.
- 4) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of information is prohibited by law (see lines 42-51).
- 5) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose confidential information or the confidential information of other parties (see lines 23-41).
- 6) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 7) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services 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 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.

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
  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 must enter that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At any other time, you may also provide the Firm or its Agents with other information you consider to be confidential.

### CONFIDENTIAL INFORMATION:

ON-CONFIDENTIAL INFORMATION (the following information may be disclosed by 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 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 periodically 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.

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Drafted by Attorney Debra Peterson Conrad

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