

1701-1729 S 108TH ST & 108 W MITCHELL ST

West Allis, WI 53214

Anderson
Commercial Group

FOR SALE | INVESTMENT OPPORTUNITY AVAILABLE



OFFERING SUMMARY

Building Size:	+/- 35,900 SF
Year Built:	1974
Number of Parking Spaces:	+/- 79
Zoning:	G-2
Lot Size:	+/- 2.58 Acres
Tax / APN #:	4489981003, 4489981004
NOI:	\$391,855
Cap Rate:	7.5%
Sale Price:	\$5,200,000

STEVE ANDERSON

President/CEO
414.858.5200
sanderson@andersoncommercialgroup.com

COLIN HOUGH

Senior Vice President
414.858.5202
chough@andersoncommercialgroup.com

PROPERTY HIGHLIGHTS

- Long term (NNN) leases with nationally and locally recognized tenants; Allied Pools, The Tile Shop and Speedy Peedy Towing and Recovery
- Conveniently located within +/- 1 mile of I-94/41
- High visibility with +/- 31,900 cars/day per WIS DOT
- Overhead door and loading dock
- Adjacent to many amenities and public transportation line

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	5,249	50,267	127,808
Total Population	10,817	108,640	288,018
Average HH Income	\$61,277	\$71,203	\$78,657

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TENANT INFORMATION | INVESTMENT OPPORTUNITY FOR SALE



ALLIED POOLS

- Allied Pools has been a reputable Wisconsin based pool, hot tub, jacuzzi and indoor/outdoor furniture retailer for over 50 years.
- Lease has two 5 year options and 2% annual rent increase



THE TILE SHOP

- The Tile Shop is a national tile shop that operates more than 100 tile stores in 31 states providing high quality tile products in materials such as glass, porcelain, ceramic and natural stone for over 35 years.
- Lease has two 5 year options and 2% annual rent increase



SPEEDY PEEDY TOWING AND RECOVERY, LLC

- Speedy Peedy Towing and Recovery is a Wisconsin based towing company that provides light and heavy duty towing as well as roadside assistance in the Brookfield, New Berlin and West Allis area
- Month to month lease is for the parcel located at 108 W Mitchell St.

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INCOME & EXPENSES | INVESTMENT OPPORTUNITY FOR SALE

INCOME SUMMARY

Rent-Commercial	\$404,290
CAM Expense Reimbursement	\$105,202
NET INCOME	\$509,492

EXPENSES SUMMARY

Repairs and Maintenance	\$8,035
Grounds, Landscaping and Trash	\$13,246
Security/Fire and Life Safety	\$1,610
Management	\$25,760
Insurance	\$5,741
Real Estate Tax Expense	\$66,193
OPERATING EXPENSES	\$120,585

NET OPERATING INCOME	\$388,907
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RENT ROLL | INVESTMENT OPPORTUNITY FOR SALE

TENANT NAME	SIZE SF	PRICE / SF / NNN	ANNUAL RENT	LEASE END
Speedy Peedy Towing	0	0	\$18,000	M2M
Allied Pools	12,978 SF	\$12.24	\$158,851	10/31/2030
The Tile Shop	22,932 SF	\$9.90	\$226,920	5/31/2032
TOTALS	35,910 SF	\$22.14	\$385,771	

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AERIAL PHOTO | INVESTMENT OPPORTUNITY FOR SALE



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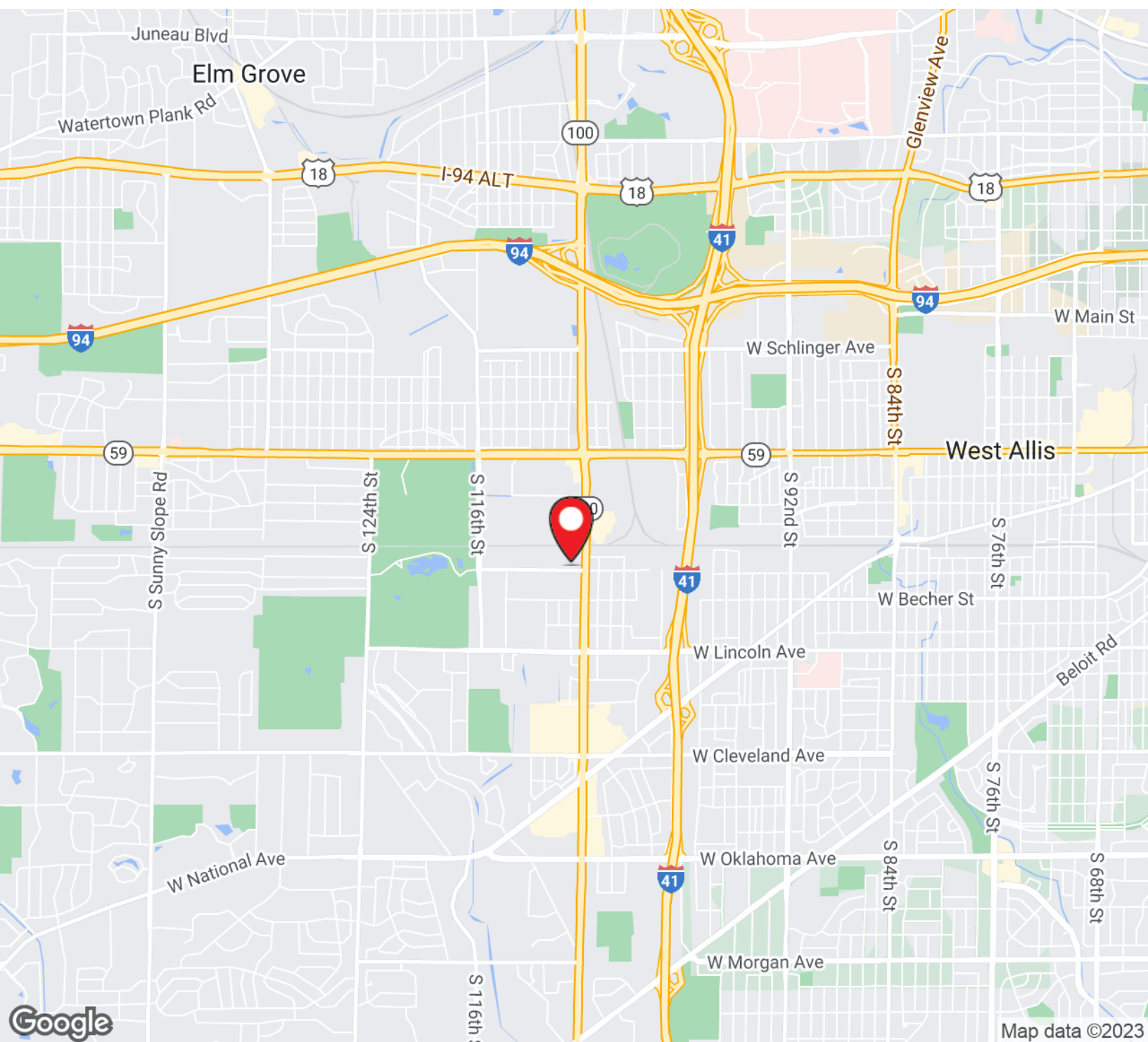
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LOCATION MAP | INVESTMENT OPPORTUNITY FOR SALE



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RETAILER MAP | INVESTMENT OPPORTUNITY FOR SALE



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Senior Vice President

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chough@andersoncommercialgroup.com

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

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

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

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

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <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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