

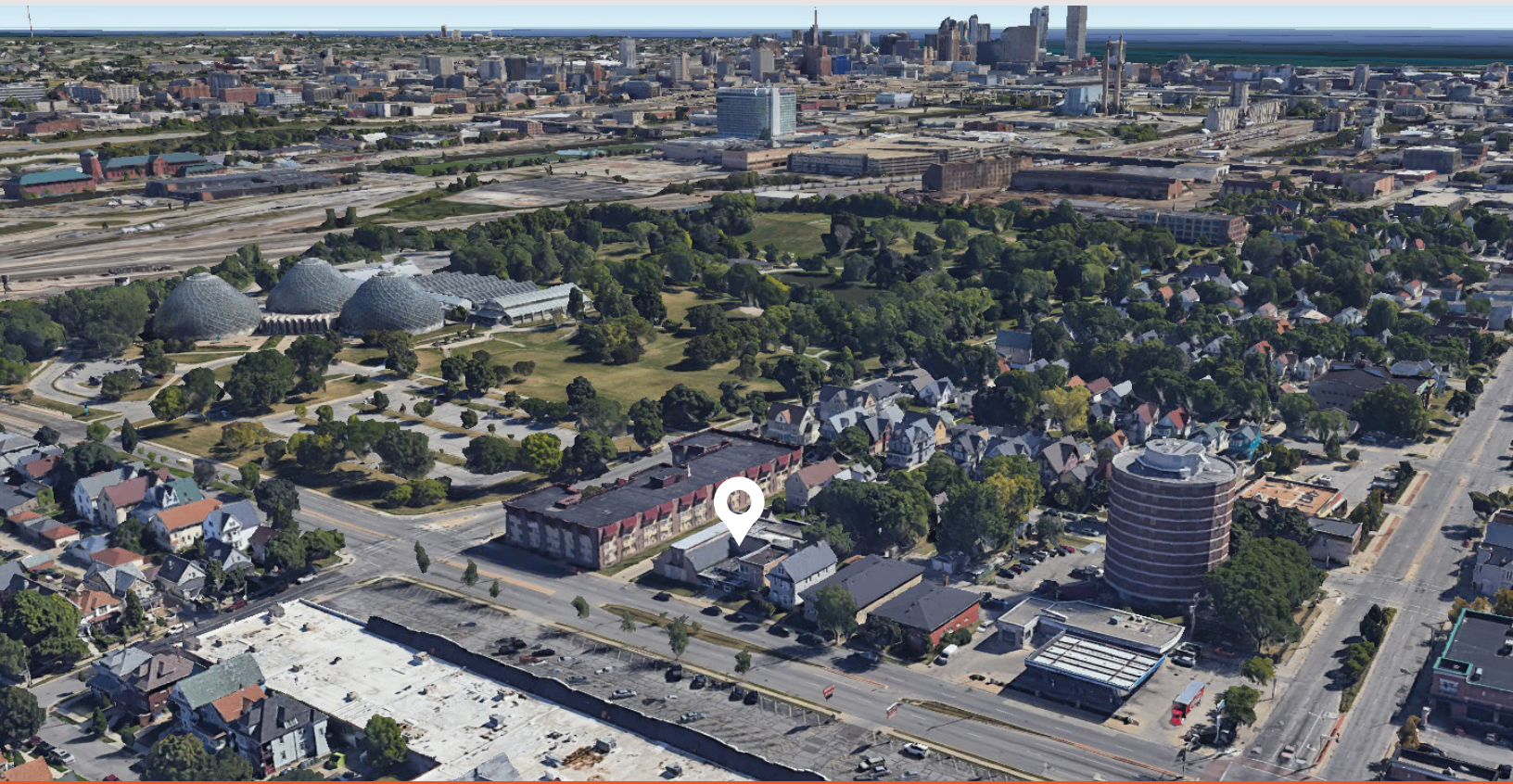
# CHURCH PROPERTY FOR SALE

## 18,181± TOTAL SF | 0.36± ACRES

**Anderson**  
Commercial Group

**FOUNDRY**  
COMMERCIAL

MISSION  
PROPERTY  
GROUP



724 S LAYTON BLVD, MILWAUKEE, WI 53215

**ASKING PRICE: \$499,000**

### PROPERTY DESCRIPTION

- One church and masonry building with a partial finished basement totaling 18,181± square feet on 0.36± acres
- Property includes:
  - Sanctuary that seats 250±
  - Fellowship Hall/Dining area
  - Kitchen
  - Multiple meeting rooms, classrooms, and offices
  - Lobby area
- Located 3.5± miles from Downtown Milwaukee and approximately 1 mile south of Interstate-94

<b>PARCEL ID</b>	434-1709-000
<b>COUNTY</b>	Milwaukee
<b>CURRENT USE</b>	Religious
<b>ZONING</b>	RM4   Multifamily Residential District
<b># OF BUILDINGS</b>	1
<b>TOTAL BUILDING SF</b>	18,181± SF
<b>ACREAGE</b>	0.36± AC
<b>PARKING</b>	Street available
<b>SEATING CAPACITY</b>	250±

FOR MORE INFORMATION, PLEASE CONTACT:

PATRICK MCGLINN  
Senior Vice President  
**414.207.5250**  
pmcglinn@acqwi.com

**Anderson**  
Commercial Group

IN COOPERATION WITH:

CARLIN BEEKMAN  
Broker Associate  
**407.540.7789**  
carlin.beekman@foundrycommercial.com

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Although all information furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. All sizes are approximate and subject to survey.



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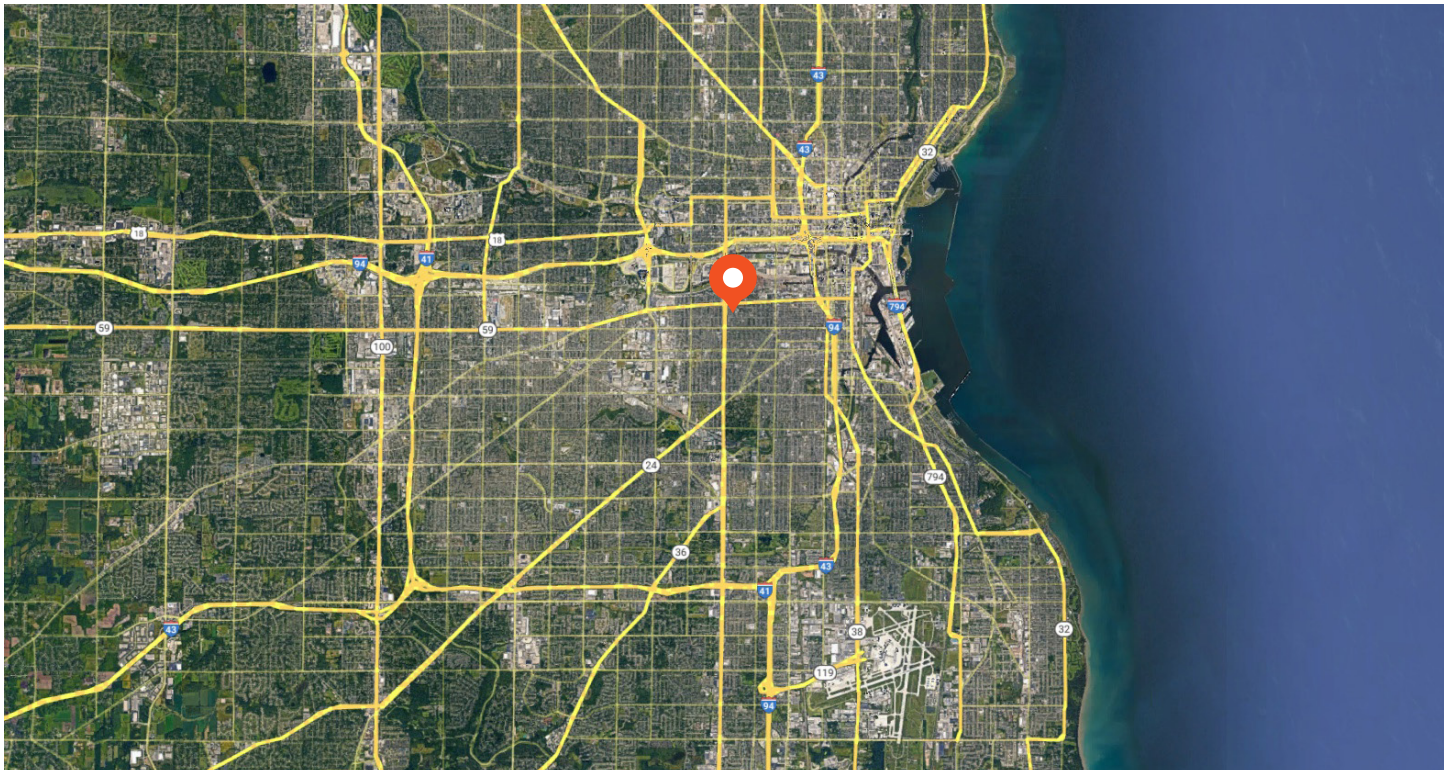
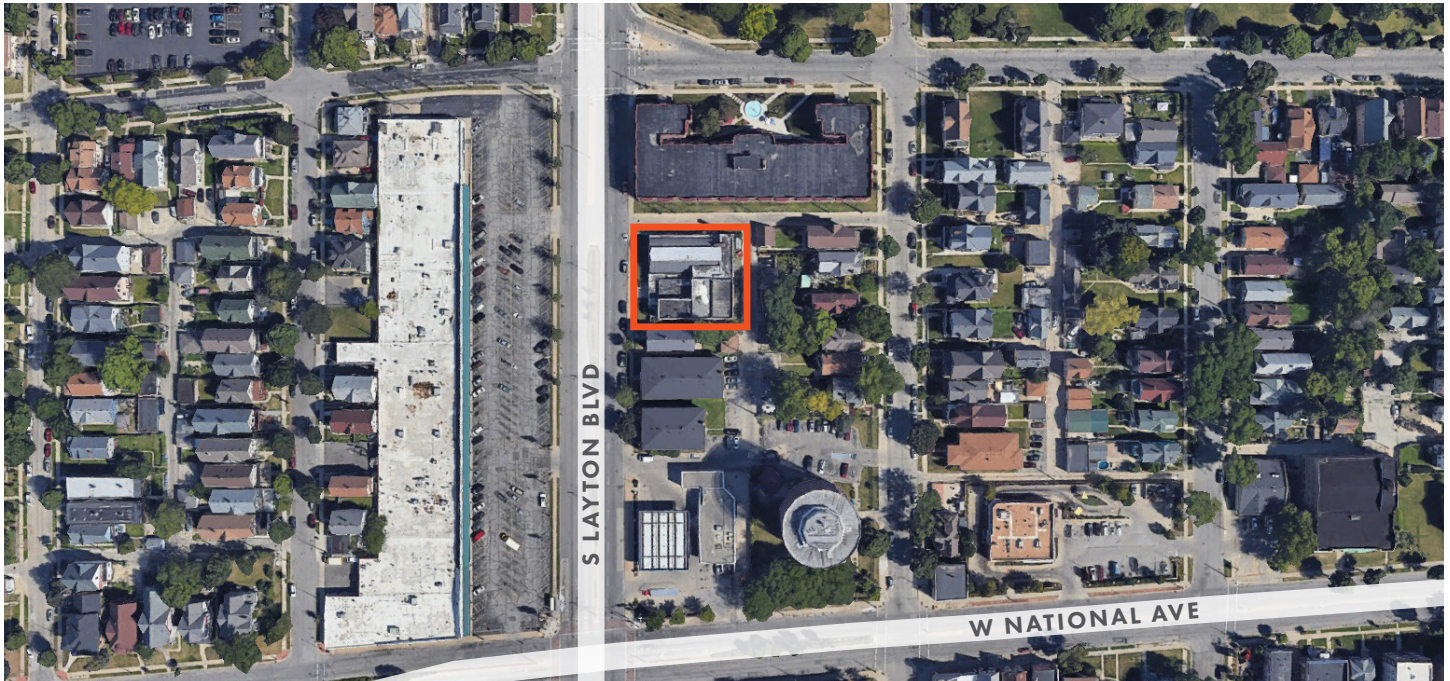
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## AERIAL & PROPERTY OUTLINE



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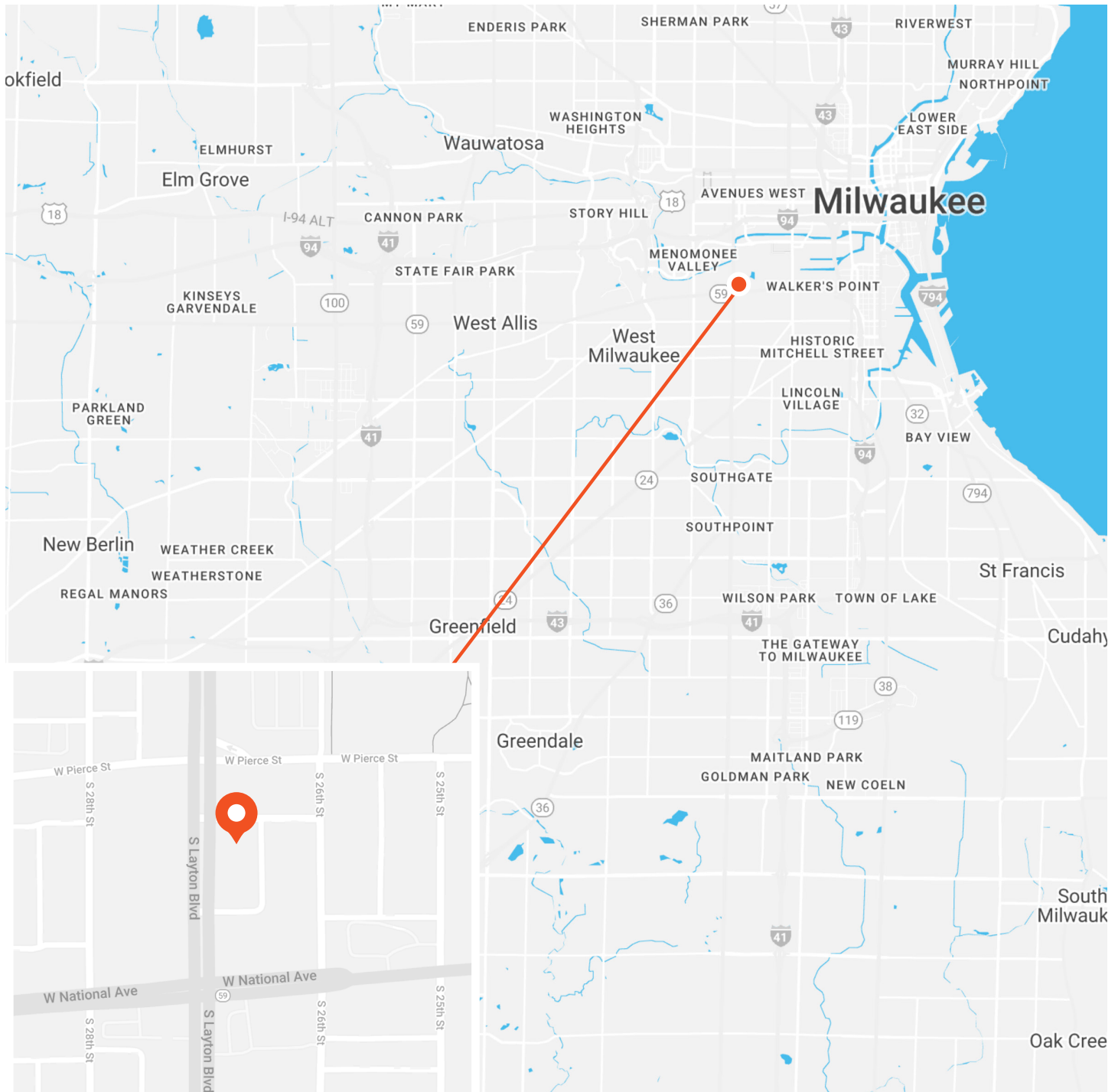
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### LOCATION



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### PROPERTY PHOTOS



EXTERIOR



EXTERIOR



SANCTUARY



KITCHEN



FELLOWSHIP HALL



OFFICE

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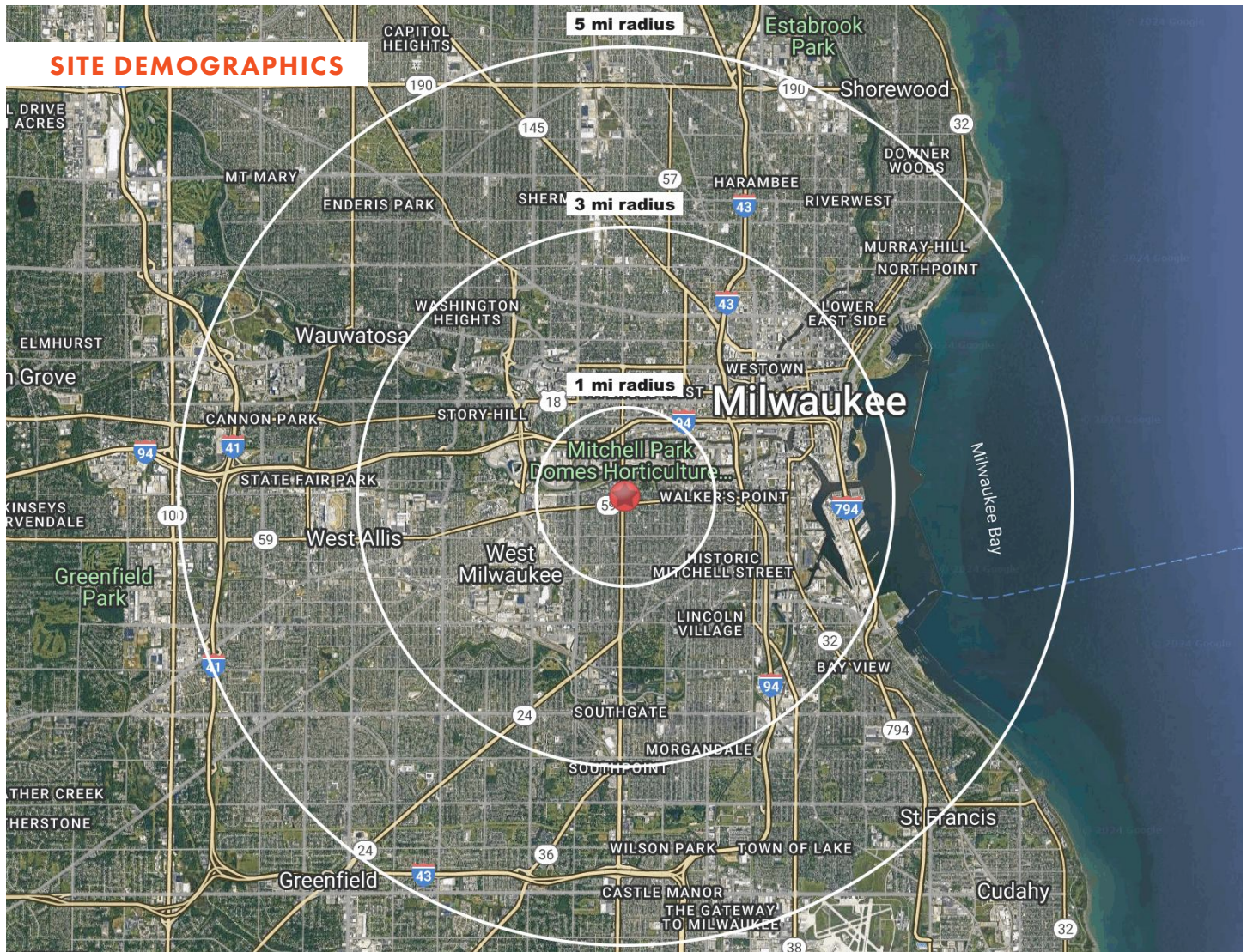
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### 1 MILE RADIUS

	32,444 ESTIMATED POPULATION 2023
	29.2 MEDIAN AGE
	\$161,232 MEDIAN HOME VALUE 2023
	\$61,319 AVG HOUSEHOLD INCOME

### 3 MILE RADIUS

	224,148 ESTIMATED POPULATION 2023
	30.8 MEDIAN AGE
	\$194,677 MEDIAN HOME VALUE 2023
	\$72,596 AVG HOUSEHOLD INCOME

### 5 MILE RADIUS

	492,230 ESTIMATED POPULATION 2023
	33.5 MEDIAN AGE
	\$201,850 MEDIAN HOME VALUE 2023
	\$82,406 AVG HOUSEHOLD INCOME

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## 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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