

# HEALTHCARE/MOB BUILDING FOR SALE



**3333 S HOWELL AVENUE**

MILWAUKEE, WI 53207



## SALE INFORMATION:

**MARIANNE BURISH, MBA**

Executive Vice President

M: 414.305.3070

E [marianne.burish@transwestern.com](mailto:marianne.burish@transwestern.com)

310 W Wisconsin Ave, Ste ME110  
Milwaukee, WI 53203  
T 414.225.9700  
[transwestern.com/milwaukee](http://transwestern.com/milwaukee)

# GENERAL INFORMATION

Modern, renovated, well-located mid-size commercial building in popular Bayview neighborhood at the SWC of south Howell & east Ohio Avenues with easy proximity to the Holt Avenue I94 Interchange. This almost 31,000 sf property is well-suited to a variety of uses including but not limited to adult/child daycare, educational facility, senior/intergenerational/youth community center, nursing/convalescence care facility, wellness center, healthcare private practice group clinic, or other adaptive reuse. Offering an attractive outdoor courtyard, full ADA accessibility inside and out on all levels, ample restrooms, backup generator, therapy pool, and modern automated building control systems, this single-story building with finished lower level offers phenomenal value for anyone needing similar infrastructure. Priced at a fraction of replacement cost. Call Marianne Burish today to discuss your ideas or to schedule a tour.

List Price	\$1,500,000 (\$48.91 sf based on 30,670 sf)
Property Address	3333 S Howell Avenue, Milwaukee, WI. 53207
Tax Key	538-0914-113
Parcel Size	1.059 acres per municipal records
Zoning/Classification	LB2
Building Size	30,670 SF (20,700 1 <sup>st</sup> floor + 9,970 sf finished lower level); excludes 1,630 unfinished attic mechanical and telephony area.
Stories	Single story with full (finished and temperature controlled) lower level with at-grade entry
Single or Multi-Tenant	Single Tenant as currently configured.
Year Built	1969; renovated including north addition 2013
Construction Type	Masonry, concrete block, & steel
Availability	Vacant & available
Utilities	Gas/electric (WE Energies); water & sewer (municipal); AT&T broadband/telephony
Property Taxes	Currently Exempt Status
Parking	Limited on-site surface parking
ADA	Yes—main and lower levels.
Electrical	Multiple panels of 3 phase/4 wire service with amperages of 125 to 400 amps/panel.
HVAC	Hot water boilers & forced air systems
Passenger Elevator	Yes; services main and lower levels
Aldermanic District & Alderwoman	District 14 Marina Dimitrijevic.
Contact - Phone:	414.286.3769 or 414.286.3456
Contact - Email:	marina@milwaukee.gov
Special Features	Therapy pool, intimate outdoor courtyard/recreation area, Kohler backup generator, modern building management control systems.
Sale Condition	As-is, where-is; no post-closing warranties or representations from seller; no deed restrictions.

*All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.*

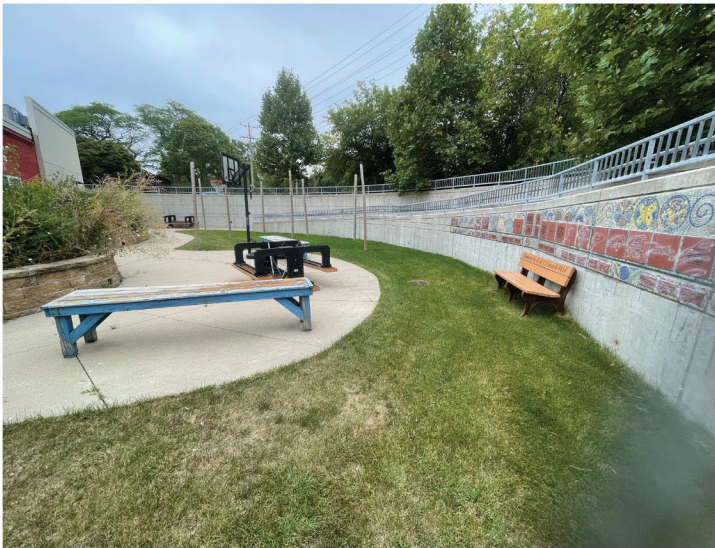


# PROPERTY PHOTOGRAPHS - AERIALS





# PROPERTY PHOTOGRAPHS - EXTERIOR



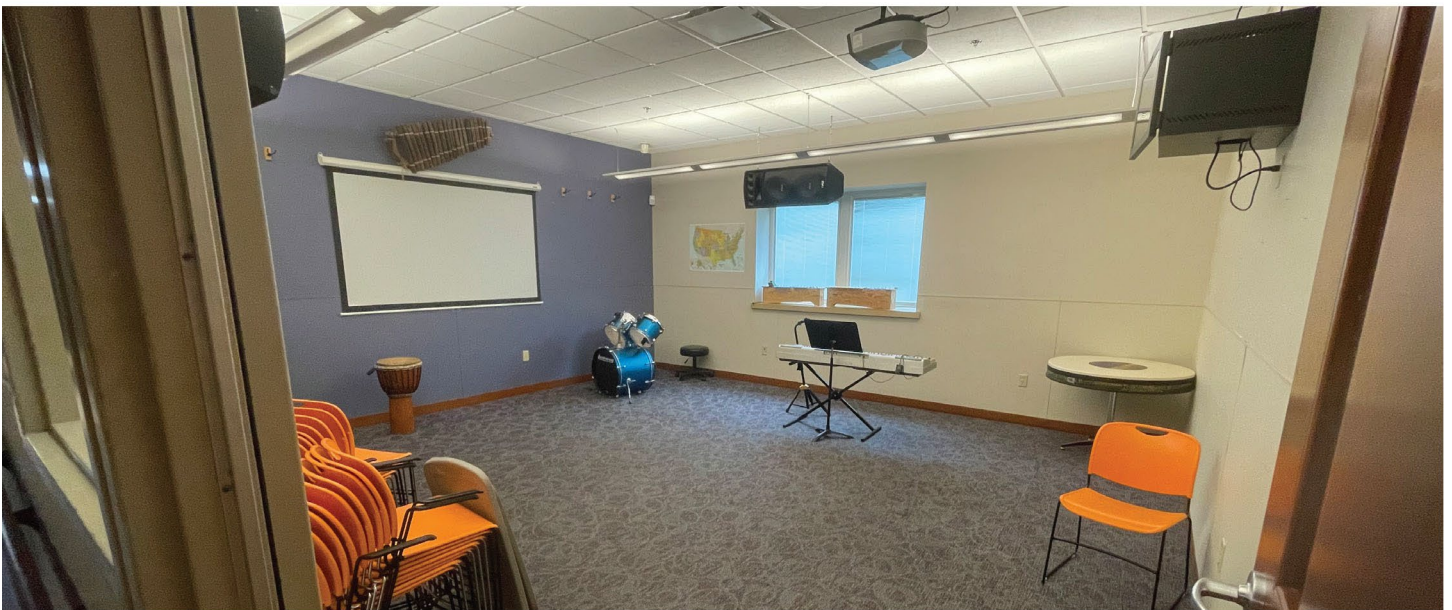


# PROPERTY PHOTOGRAPHS - INTERIOR





# PROPERTY PHOTOGRAPHS - INTERIOR





# PROPERTY PHOTOGRAPHS - INTERIOR





# PROPERTY PHOTOGRAPHS – GRADE LEVEL



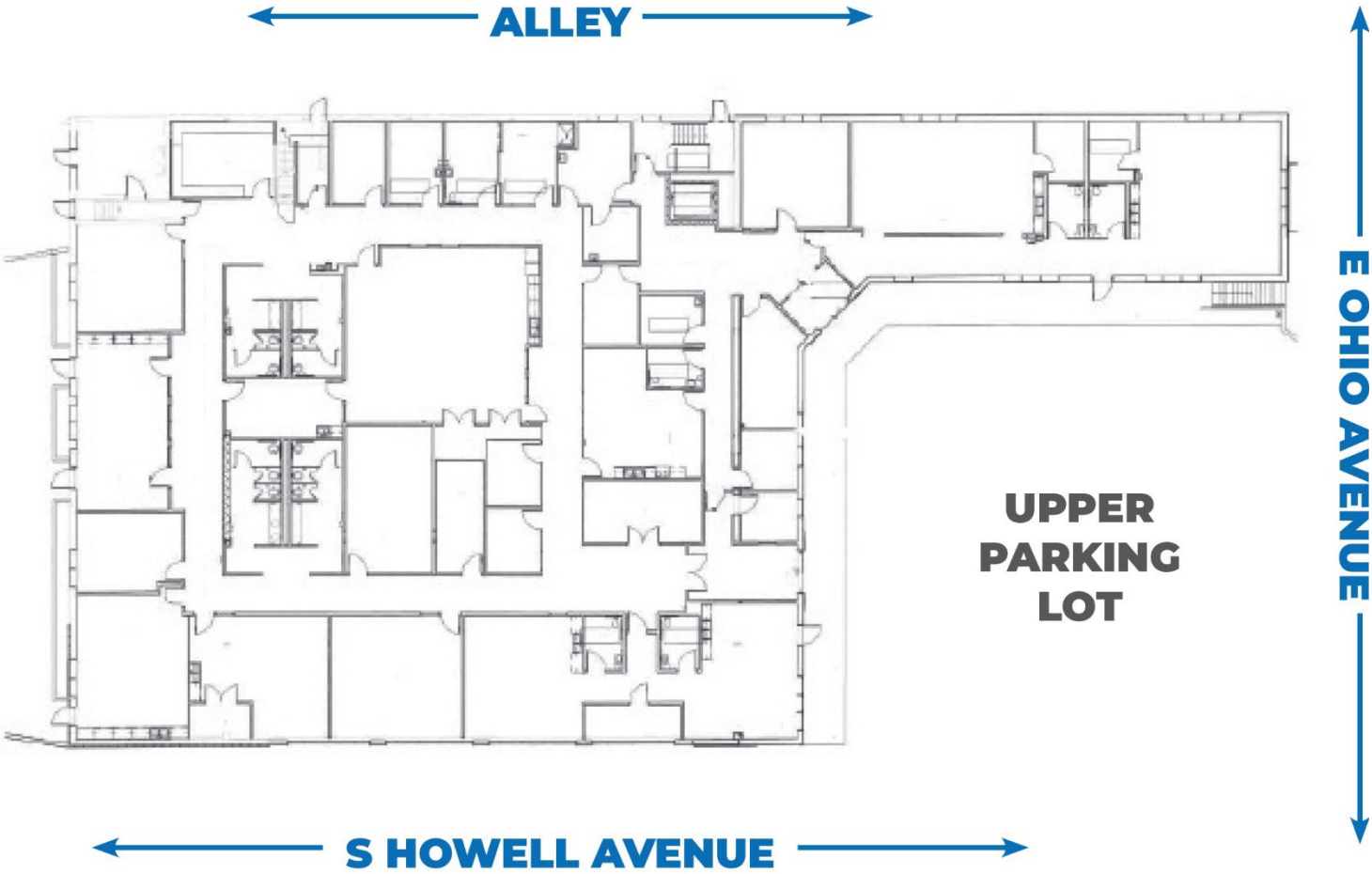


# PROPERTY PHOTOGRAPHS - MECHANICALS



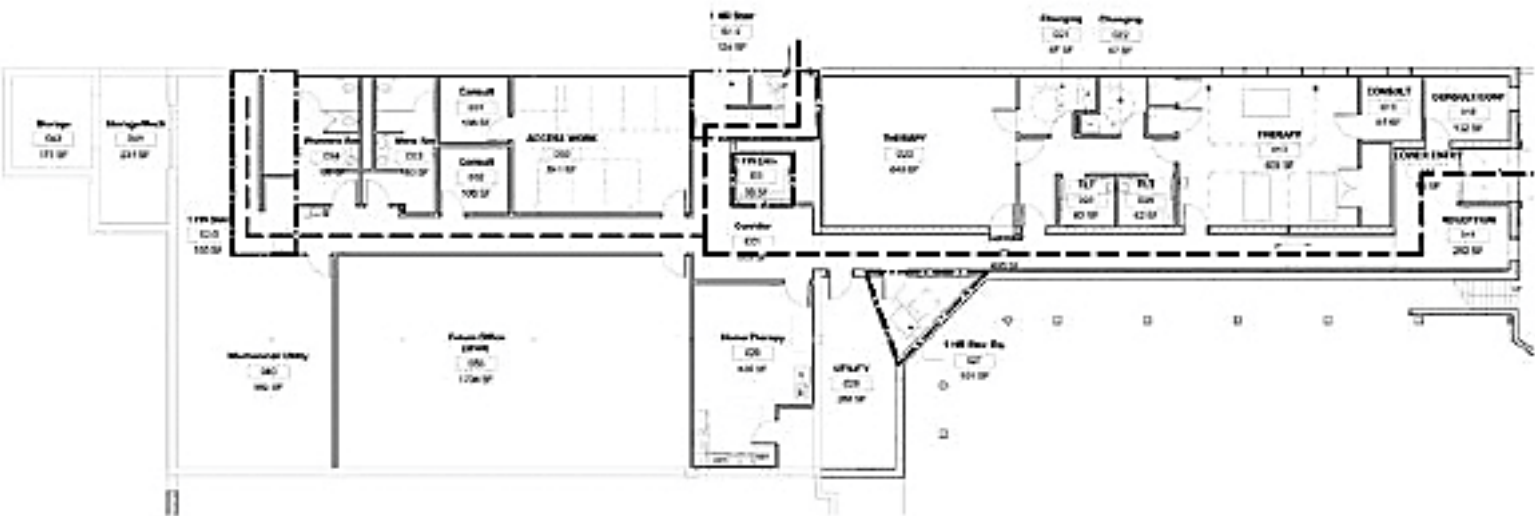


# FLOORPLAN – 1ST FLOOR (+-20,700 sf)



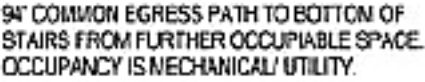


# FLOORPLAN – LOWER LEVEL (+-9,970 sf)



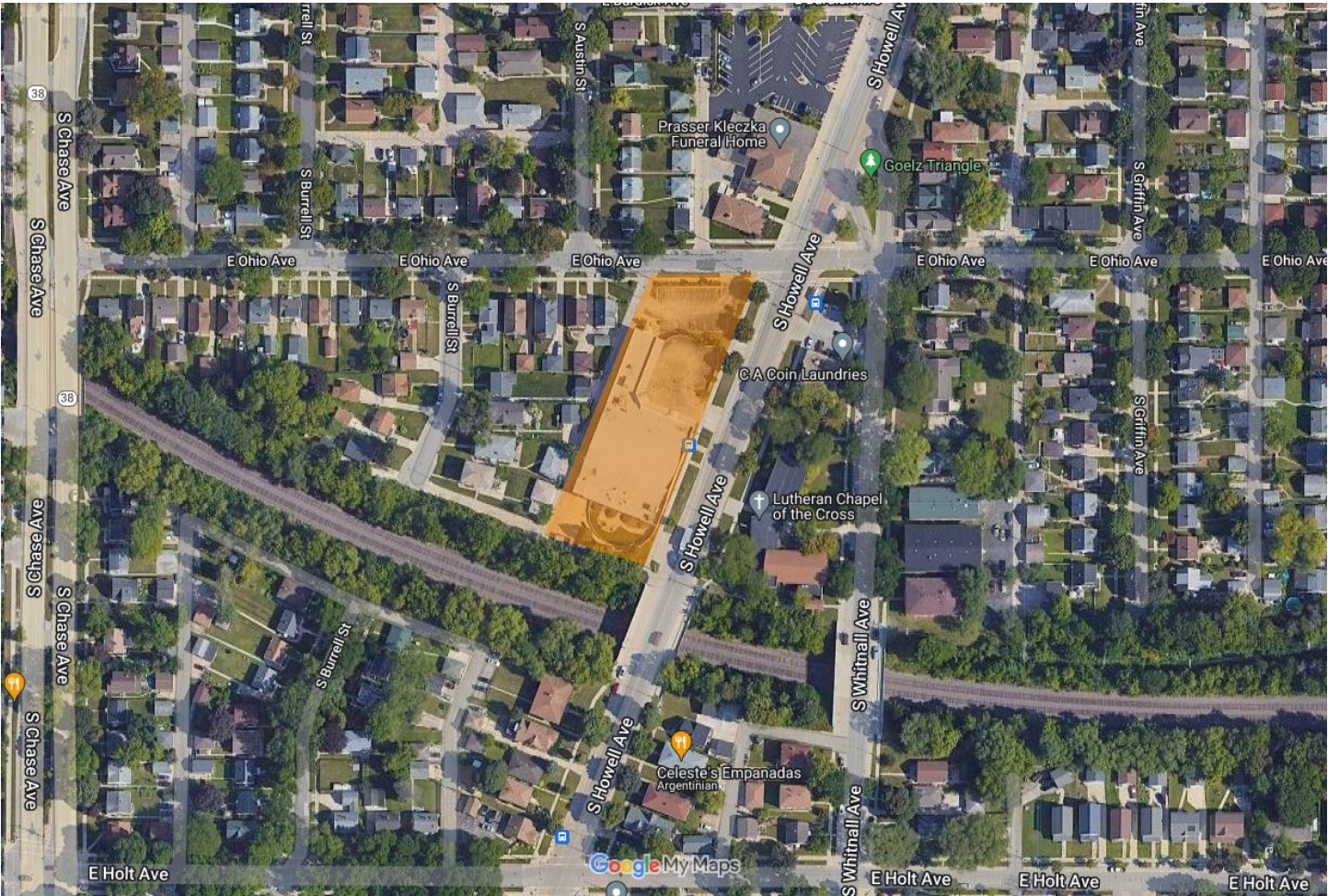


**(+/-1,630 SF)**





# PROPERTY PARCEL





# 2023 PROPERTY TAX DETAIL & LEGAL DESCRIPTION

## 2024 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE  
TAX KEY / ACCOUNT NO. 5380914113 BILL # 140312  
LOCATION OF PROPERTY: 3333 S HOWELL AV  
LEGAL DESCRIPTION: NEIGHBORHOOD 6282 PLAT PAGE 538/29  
H R GRAHAM'S SUBD IN NW 1/4 SEC 16-6-22 BLOCK 2 LO  
TS 9 THRU 17

**Spencer Coggs**  
**CITY TREASURER**  
CITY HALL, ROOM 103  
200 EAST WELLS STREET  
MILWAUKEE, WISCONSIN 53202  
TELEPHONE: (414) 286-2240  
TDD: (414) 286-2025  
FAX: (414) 286-3186  
[www.milwaukee.gov/treasurer](http://www.milwaukee.gov/treasurer)

When you provide a check as payment, you authorize us either to use information from your check to make a one-time electronic fund transfer from your account, or to process the payment as a check transaction.

CENTER FOR EMPLOYMENT DEVELOPMENT  
INC  
2020 WEST WELLS ST  
MILWAUKEE, WI 53233

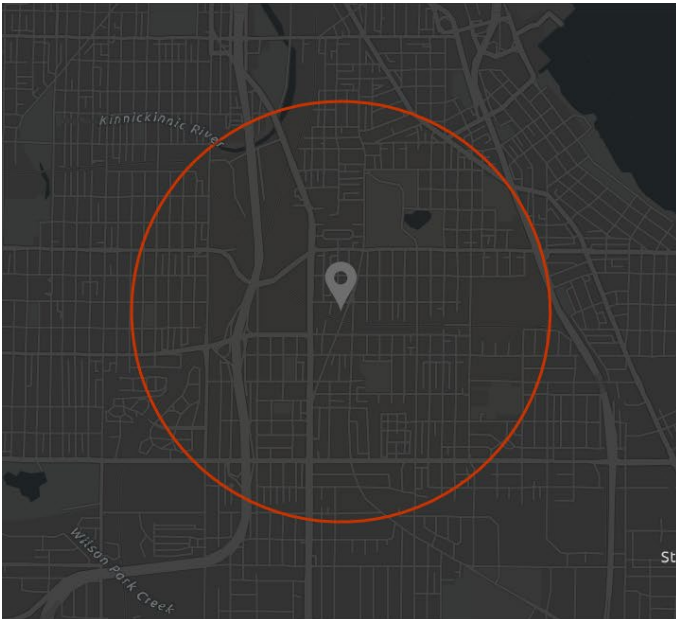
Class	Assessment-Land	Assmt.-Improvements	Total Assessment	Detail of Special Assessments and Other Charges
EXEMPT	373,400	8,626,600	9,000,000	DNS MISCELLANEOUS 142.24 ASSESSOR BIENNIAL EXEMPTION REPORT FEE 50.00
Avg. Assmt. Ratio	Est. Fair Mkt.-Land	Est. Fair Mkt.-Improvements	Total Est. Fair Market	
0.9024	413,785	9,559,619	9,973,404	
School taxes reduced by school levy tax credit			0.00	
				<b>TOTAL 192.24</b>

Tax Levy	2023 Est. State Aids	2024 Est. State Aids	2023 Net Tax	2024 Net Tax	% Change
Sewerage Dist.			0.00	0.00	+0.000
Public Schools	782,473,968	734,822,627	0.00	0.00	+0.000
Tech. College	30,574,893	31,558,078	0.00	0.00	+0.000
County Govt.	29,440,017	30,204,588	0.00	0.00	+0.000
City Govt.	277,592,089	282,441,064	0.00	0.00	+0.000
Total	1,120,080,967	1,079,026,357	0.00	0.00	+0.000
First Dollar Credit			0.00	0.00	+0.000
Lottery and Gaming Credit			0.00	0.00	+0.000
Net Property Tax			0.00	0.00	+0.000
Special Assessments and Charges				192.24	
WARNING: If the first installment payment is not paid by the due date, the installment option is lost. The total tax becomes delinquent and is subject to interest and penalty charges. See reverse side for details.			<b>TOTAL DUE</b>	<b>192.24</b>	
Monthly Installment Payment Due: February through July 2025	19.22	Net Assessed Value Rate Before Credits	<b>FULL PAYMENT DUE ON OR BEFORE 01/31/2025 192.24</b>		
Monthly Installment Payment Due: August, September, and October 2025	19.22	22.925	<b>FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2025 19.26</b>		

### FOR INFORMATIONAL PURPOSES ONLY - Voter-Approved Temporary Tax Increases

Taxing Jurisdiction	Total Additional Taxes	Total Additional Taxes Applied to Property	Year Increase Ends
---------------------	------------------------	--	--------------------

# DEMOGRAPHICS – 1 MILE



## INCOME



**\$70,754**

Median Household Income



**\$40,359**

Per Capita Income



**\$167,946**

Median Net Worth

## KEY FACTS

**38.0**

Median Age

**17,577**

Population

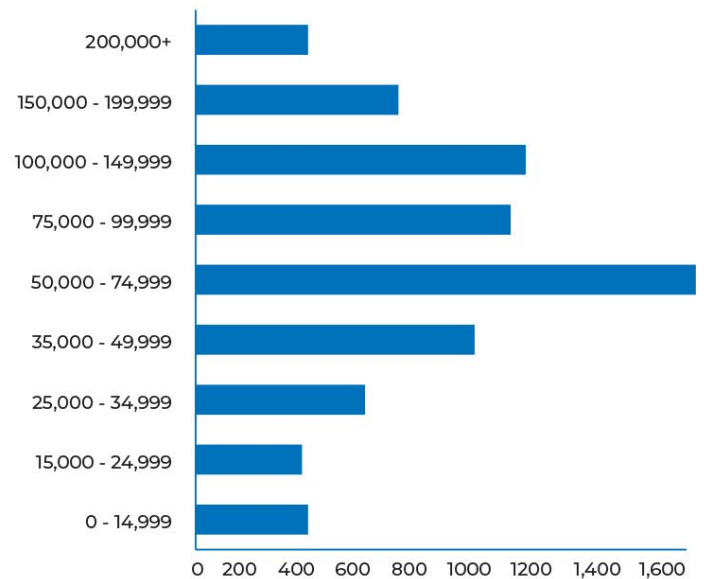
**7,777**

Households

**\$56,666**

Median Disposable Income

## HOUSEHOLD INCOME



## EMPLOYMENT



**63.9%** White Collar



**23.9%** Blue Collar



**14.2%** Services

**3.2%**

Unemployment Rate

## EDUCATION

**8.7%**

No High School Diploma

**22.4%**

High School Graduate

**25.4%**

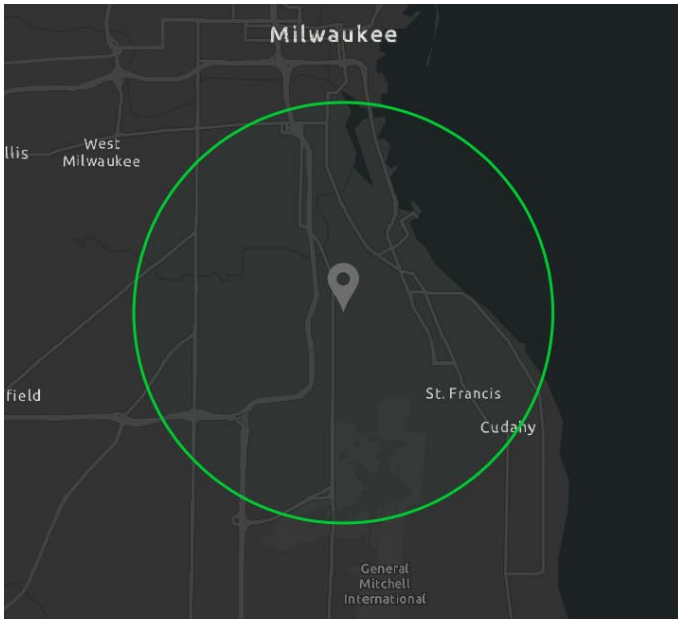
Some College

**43.4%**

Bachelor's/ Grad/Prof Degree



# DEMOGRAPHICS – 3 MILES



## INCOME



**\$55,065**

Median Household Income



**\$29,841**

Per Capita Income



**\$64,637**

Median Net Worth

## KEY FACTS

**35.0**

Median Age

**147,058**

Population

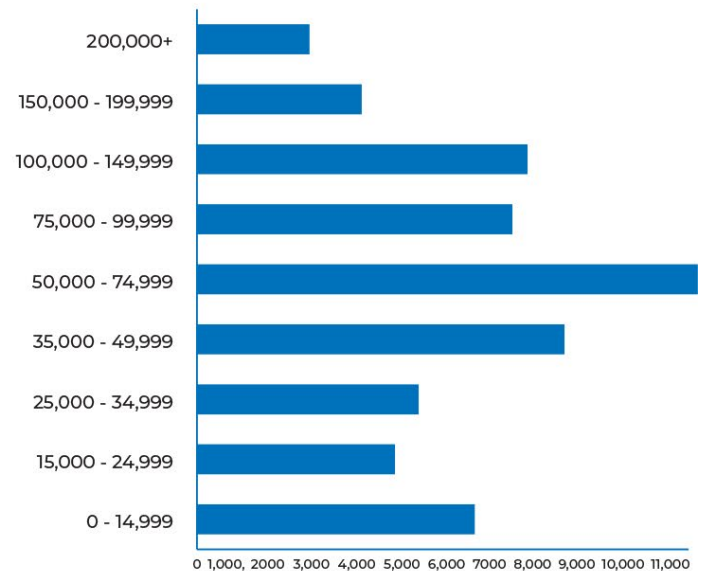
**57,458**

Households

**\$46,038**

Median Disposable Income

## HOUSEHOLD INCOME



## EMPLOYMENT



**50.5%** White Collar



**32.6%** Blue Collar



**20.4%** Services

**3.9%**

Unemployment Rate

## EDUCATION

**18.8%**

No High School Diploma

**31.2%**

High School Graduate

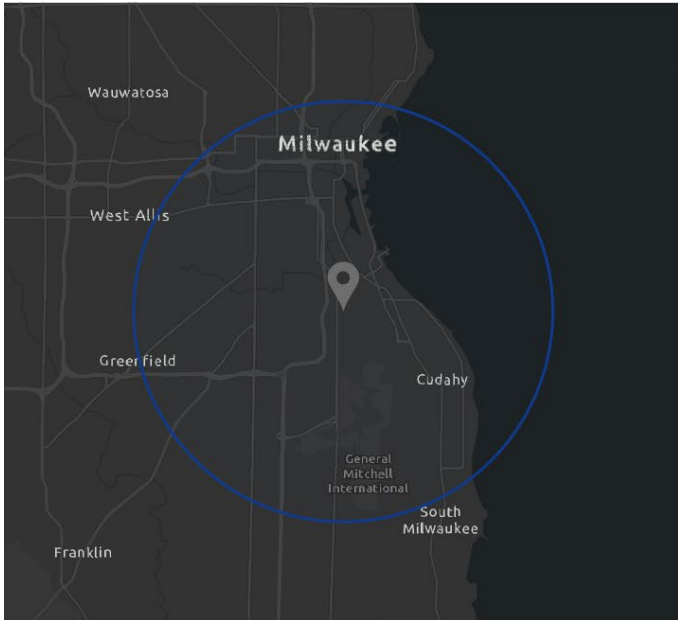
**24.8%**

Some College

**25.2%**

Bachelor's/ Grad/Prof Degree

# DEMOGRAPHICS – 5 MILES



## INCOME



**\$56,433**

Median Household Income



**\$34,351**

Per Capita Income



**\$58,306**

Median Net Worth

## KEY FACTS

**34.7**

Median Age

**322,874**

Population

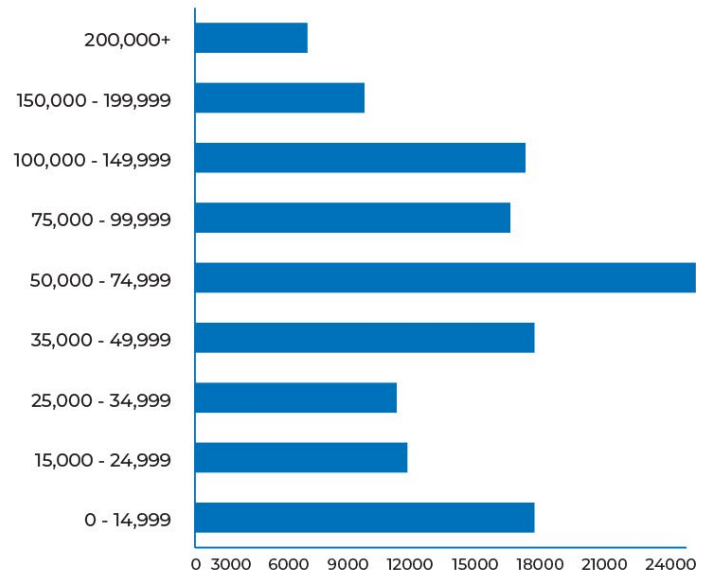
**138,831**

Households

**\$47,606**

Median Disposable Income

## HOUSEHOLD INCOME



## EMPLOYMENT



**57.4%** White Collar



**27.3%** Blue Collar



**18.9%** Services

**3.6%**

Unemployment Rate

## EDUCATION

**13.1%**

No High School Diploma

**30.7%**

High School Graduate

**25.7%**

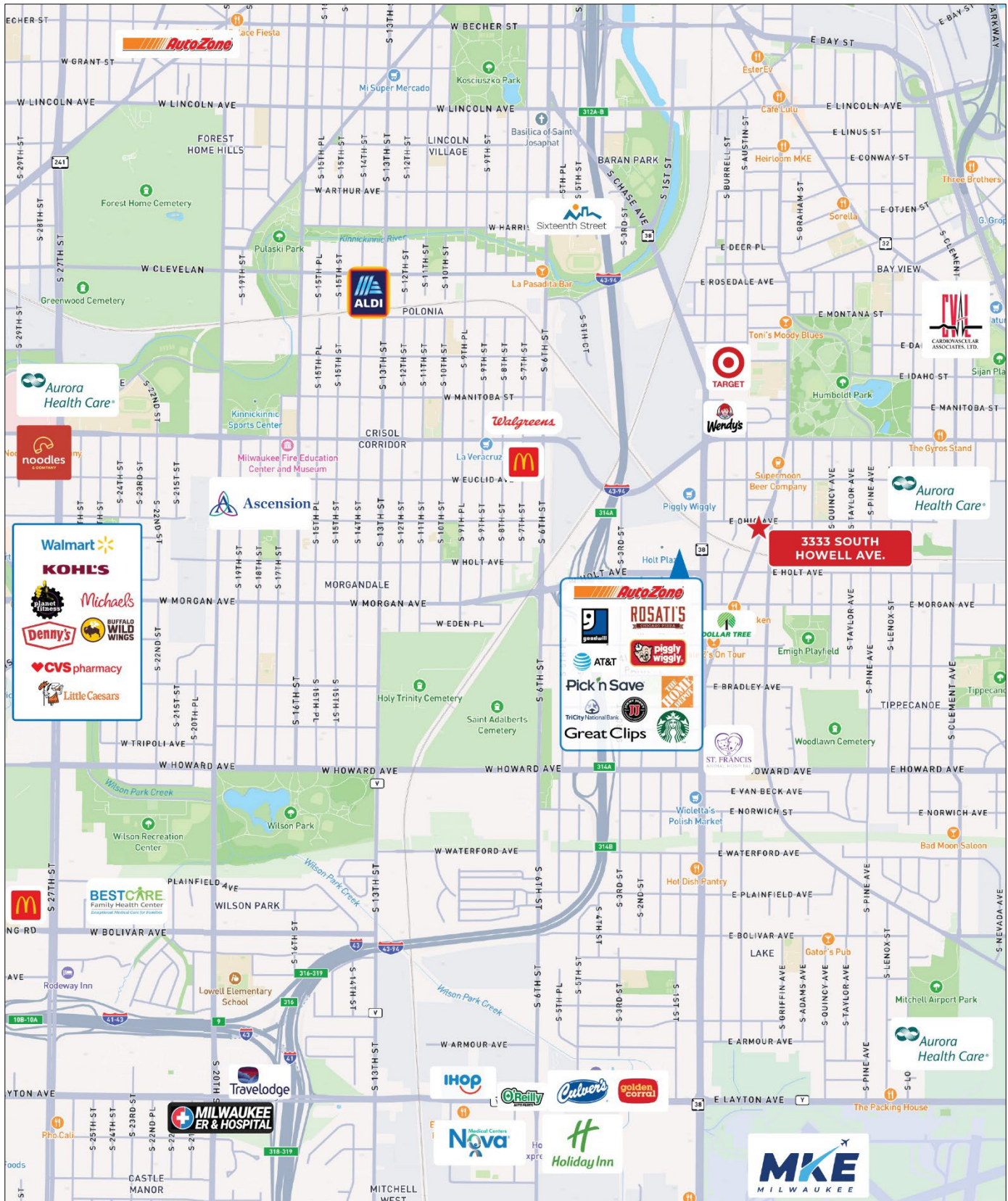
Some College

**30.6%**

Bachelor's/ Grad/Prof Degree



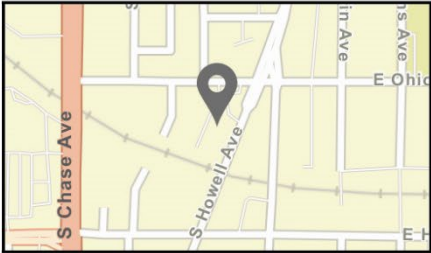
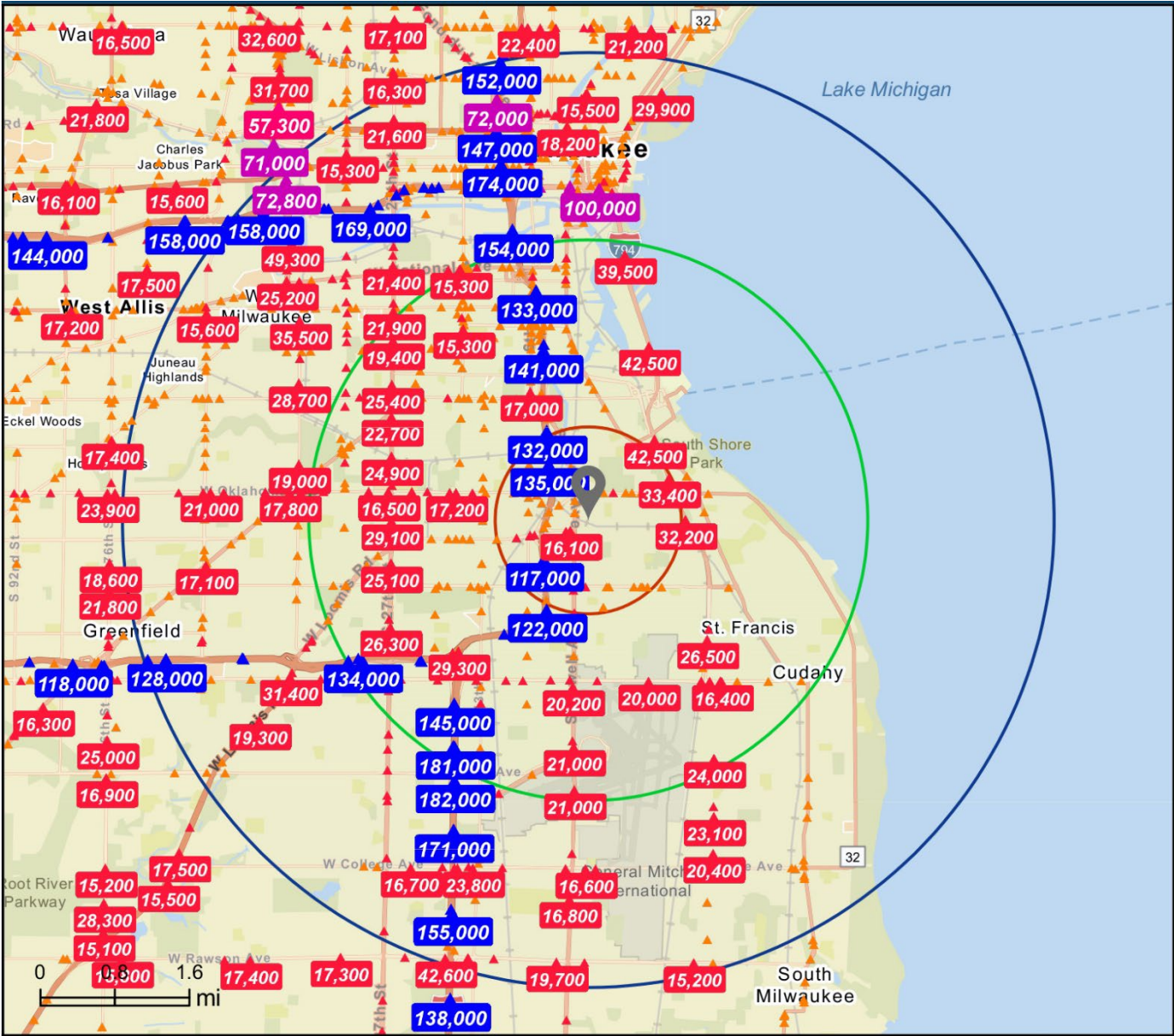
# AREA BUSINESSES & AMENITIES



3333 S HOWELL AVE  
MILWAUKEE, WI



# DRIVE TIMES – 1/3/5 MILES



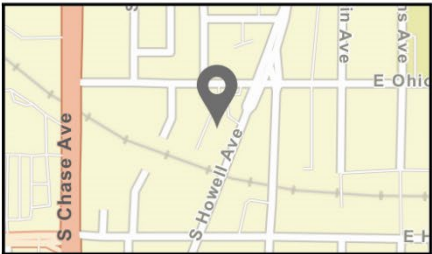
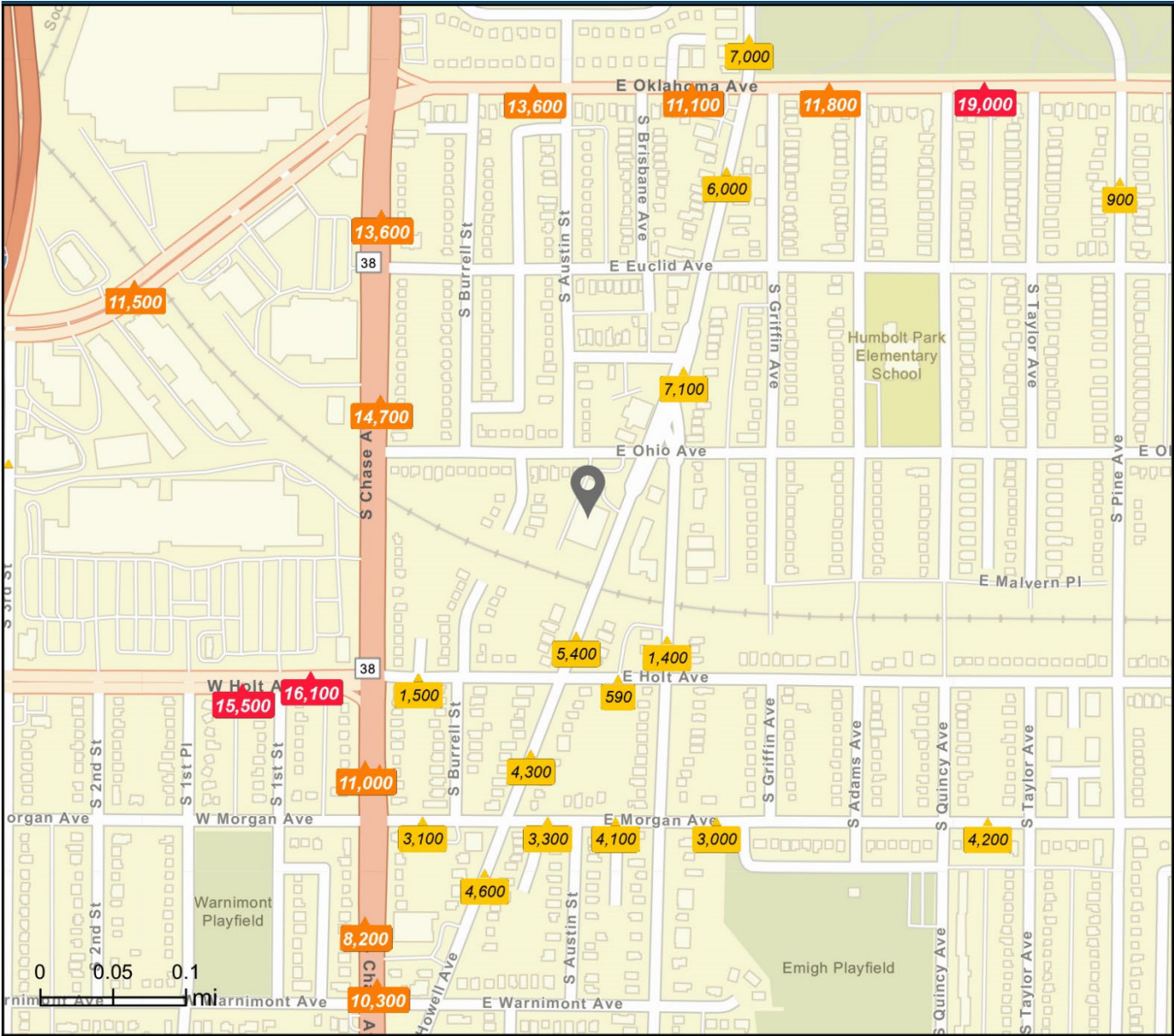
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).



# TRAFFIC COUNTS – CLOSE UP



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day



Source: ©2024 Kalibrate Technologies (Q2 2024).