

# FOR SALE

## OFFICE/RETAIL CONDOS



**1801 & 1805 NORTH DR. MARTIN LUTHER KING JR. DRIVE**  
MILWAUKEE, WI 53212



### Sale Information:

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# GENERAL INFORMATION

Rare opportunity to own exceptional storefront office/retail condominium spaces on vibrant Dr. Martin Luther King Jr. Drive with easy on-site and unmetered street parking! Located in the heart of the Brewer's Hill/Bronzeville commercial district and a stone's throw from the Deer District and everywhere else you want to be, these units offer attractive and versatile commercial spaces for retail, showroom, or retail/office work environments. Absolutely a must-see for any organization or retailer needing affordable high-visibility, move-in ready space. This beautifully renovated turn-of-century building offers a high profile, easy-to-find location with convenient freeway access (Marquette exchange for I43 north /south & I94 east/west) plus immediate proximity to downtown, restaurants, shopping, hotels, and entertainment venues. Add your name to the growing list of companies discovering the appeal and importance of the MLK community including MCW/Froedtert, The Greater Milwaukee Foundation, Dohmen Company Foundation, Fein Brothers, several exceptional restaurants, salons, and so many other excellent locally owned businesses. Call today to discuss your needs or schedule a tour.

|   |   |
|---|---|
| Property/Street Address<br>First Floor Commercial Units | 1801 N. Dr. Martin Luther King Jr. Drive (Unit 10 – corner)<br>1805 N. Dr. Martin Luther King Jr. Drive (Unit 9 – inline)   |
| Condominium Size (per City of Milwaukee)                | Unit 9: 6,714 square feet (available 8/1/2025)<br>Unit 10: 1,721 square feet (vacant)   |
| % Ownership – Undivided Interest                        | Unit 9: 42.0%<br>Unit 10: 10.5%   |
| Assessed Values – 2024                                  | Unit 9: \$575,900<br>Unit 10: \$176,000   |
| List Prices   | <b>Unit 9: \$760,000 (\$113.19/sf including 12 on-site surface parking spaces)</b><br><b>Unit 10: \$280,000 (\$162.29/sf including 4 on-site surface parking spaces)</b><br><i>Offers for purchase of both units would be of particular interest and motivation to Seller.</i>  |
| Year Built  | 1898 – per City of Milwaukee  |
| Year Renovated & Condominiumization                     | Building gutted and completely renovated in 1998. Converted to condominiums in 2006.  |
| Space Availability                                      | Unit 9: Available 8/1/2025.<br>Unit 10: Vacant and available  |
| Zoning  | LB2 (commercial)  |
| Tax Keys  | Unit 9: 3531849000<br>Unit 10: 3531850000<br>Parking: 3531851000 (sgl tax key/undivided interest for all 16 unsold seller-owned parking spaces)   |
| Real Estate Taxes (NET) – 2024                          | Unit 9: \$13,712.18 (\$2.04/sf)<br>Unit 10: \$ 4,190.56 (\$2.43/sf)<br>Parking: \$ 1,714.32 for seller-owned spaces (i.e. "unsold" units per tax key, or <u>\$107.14 per space</u> as allocated prorata per condo docs)   |
| Condo Fees – Budget 2025                                | Unit 9: \$21,693.00 (\$3.23/sf)<br>Unit 10: \$5,423.28 (\$3.15/sf)<br>Parking: \$ 134.88/space  |
| Storage   | Dedicated basement storage space for each unit (no temperature or humidity control)   |
| HVAC  | Unit 9:<br><ul style="list-style-type: none"> <li>East side: Two furnaces (Rheem 115,000 BTU 95% efficient gas furnace), two A/C units (Rheem 5-ton), and one HRV added to serve east furnace (Broan #HRV90, 90CFM). Units installed in 2021. The furnaces are located in the basement.</li> <li>West side: Two furnaces and A/C units installed in 2006. Located in the mechanical room on the first floor.</li> </ul> |

Unit 10:

- One furnace (Rheem 85,000 BTU gas furnace), and one A/C unit (Rheem 4-ton) installed 2021. Furnace room accessible from the west residential entry.

## GENERAL INFORMATION – continued

### Electrical Service

Unit 9: Has 2-phase power

Unit 10: (originally a restaurant) has 3-phase

### ADA Compliance

Accessible entry on 1<sup>st</sup> floor via main westside entry building residential condo lobby

### Parking

Reserved stalls in the secured adjacent surface lot available as follows:

- Unit 9: Price includes 12 stalls (1 immediately behind building; 11 in gated lot)
- Unit 10: Price includes 4 stalls (1 immediately behind building; 3 in gated lot)

### Special Features

- Units part of Business Improvement District (BID) 8

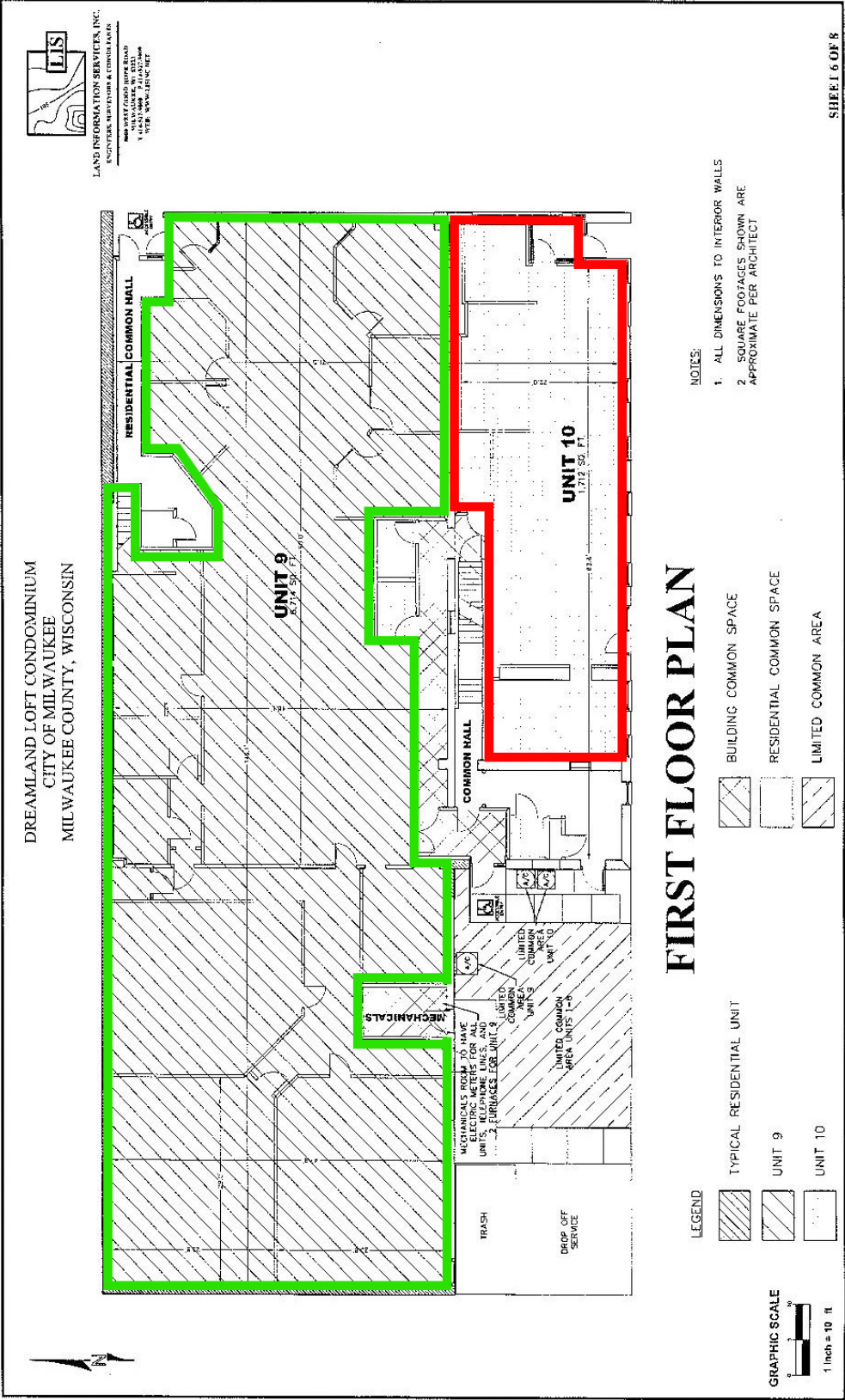
### Condo Documents & Leases Use Restriction

Condominium documents and tenant leases to be shared pursuant to an accepted offer to purchase; Per condominium declarations commercial units may not use any fryers or create odors which cause a nuisance to the other units.

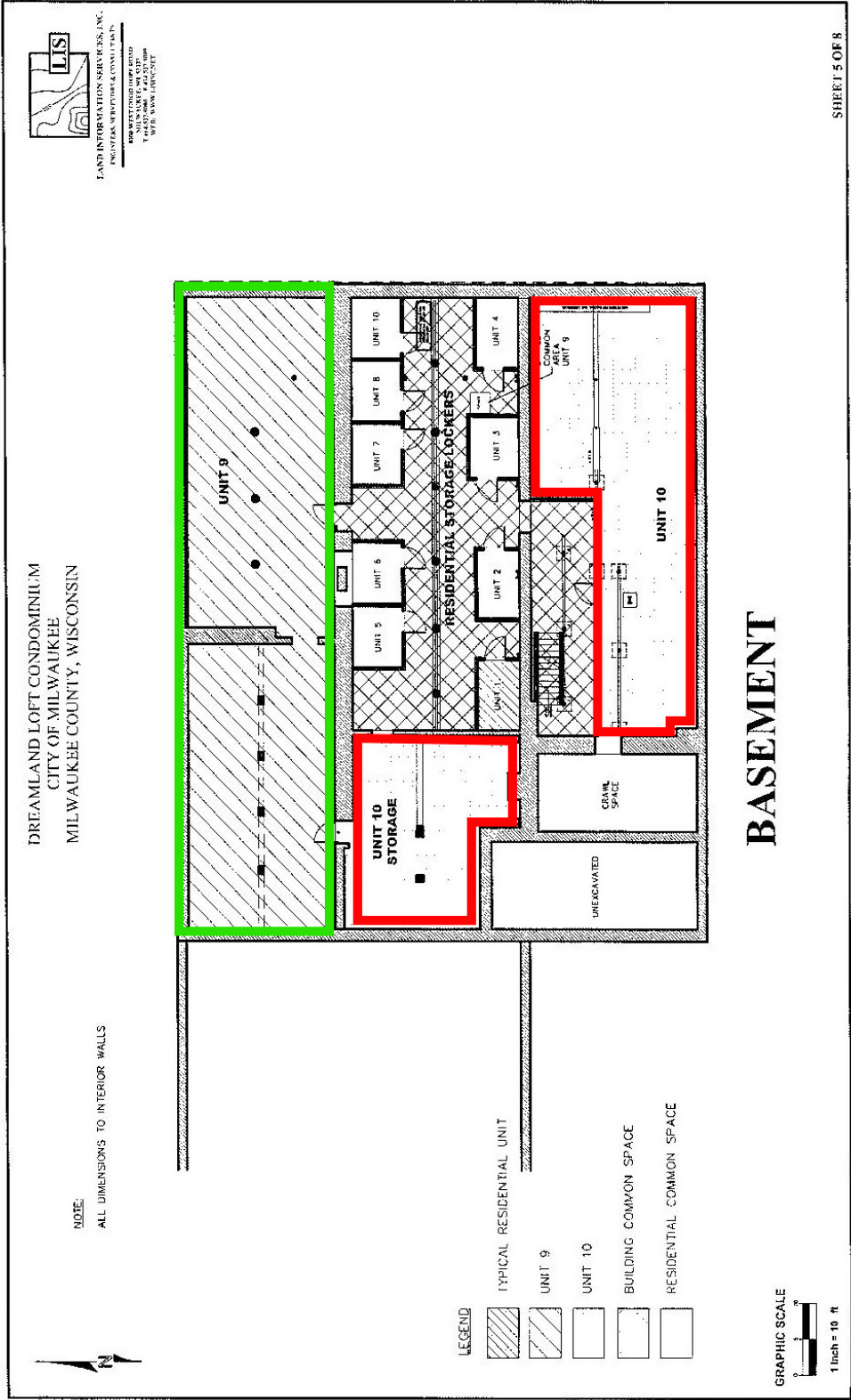
*All information is furnished from sources judged to be reliable; however, no guarantee is made as to its accuracy or completeness.*



# FLOOR PLANS UNIT 9 & UNIT 10



# FLOOR PLAN – BASEMENT UNIT STORAGE AREAS



# 2<sup>nd</sup> FLOOR RESIDENTIAL CONDO UNIT LAYOUT





# EXTERIOR PHOTOGRAPHS



**Main Residential and Limited Commercial Condo Lobby Entry**



**Gated Parking Lot**



# PHOTOS - 1801 (UNIT 10)





## PHOTOS - 1801 (UNIT 10) - continued

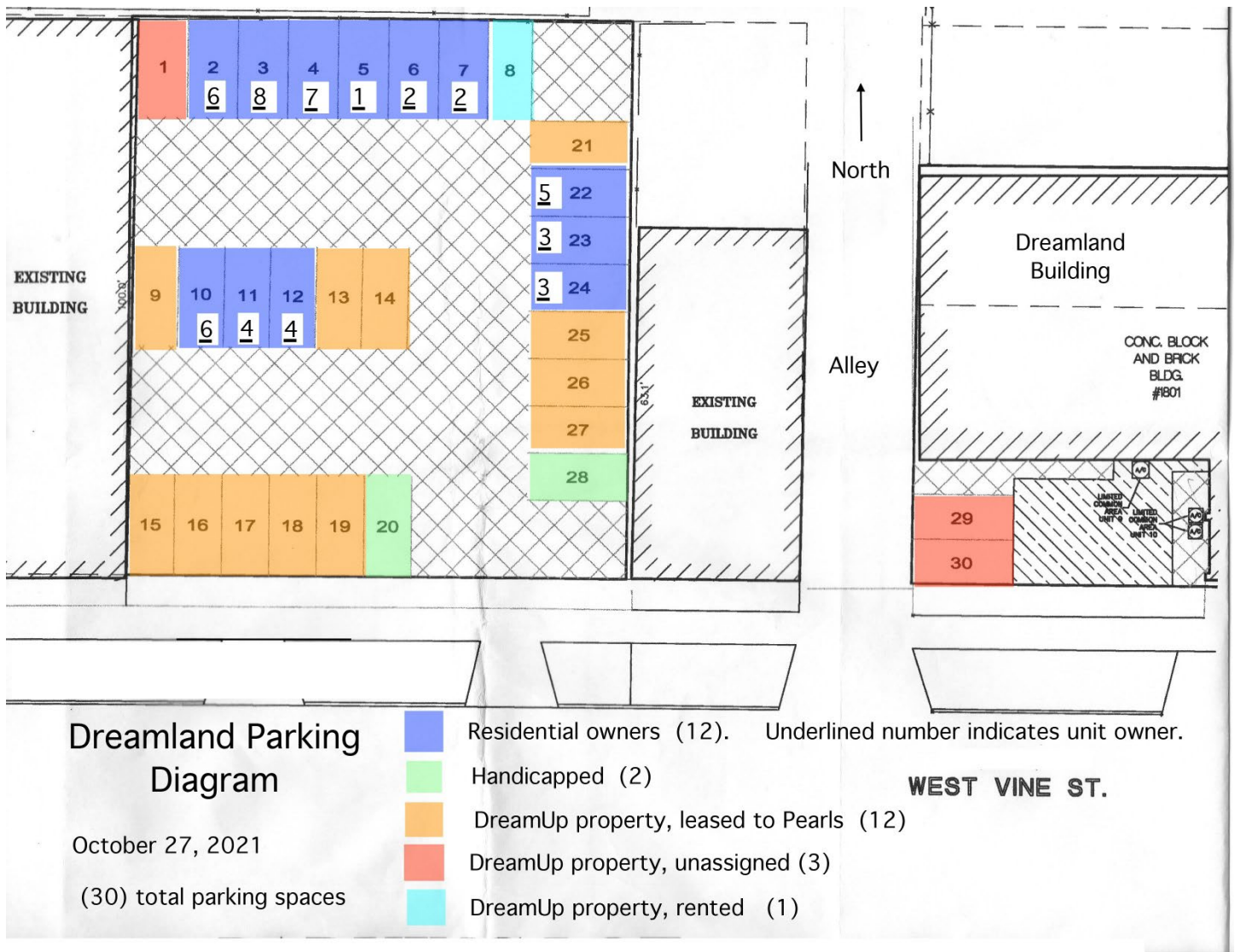


**Basement/Storage Office – 1801 (Unit 10)**



**Basement/Storage Office – 1801 (Unit 10)**

# PARKING DIAGRAM



**NOTE: AT TIME OF SALE SPACES 29 & 30 WILL BE ALLOCATED AS FOLLOWS:**

- SPACE 29 TO UNIT 9 (with space 27 now a Unit 10 parking space)
- SPACE 30 TO UNIT 10 (as is currently the case)

# LEGAL DESCRIPTION – PLAT OF CONDOMINIUM

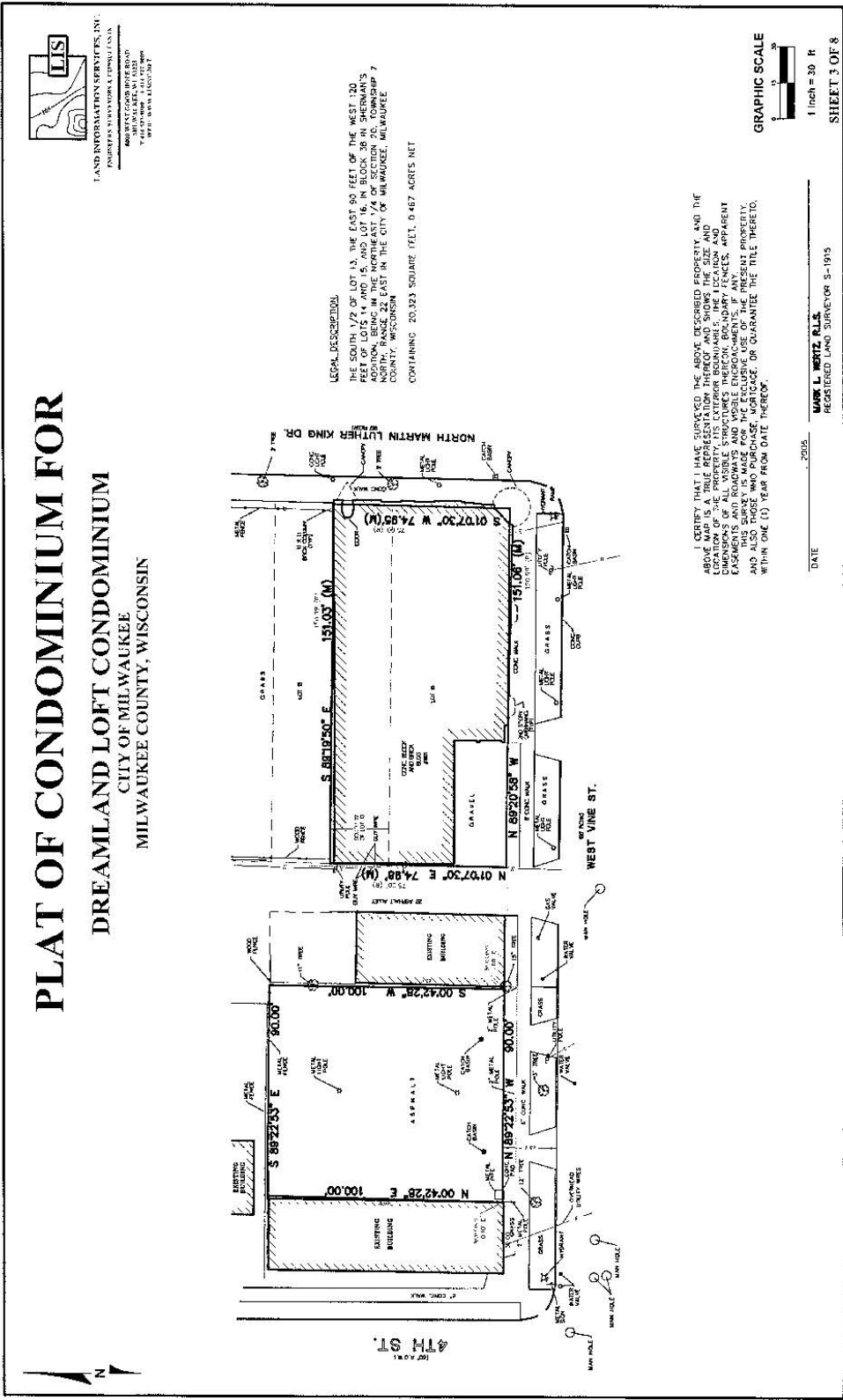
## EXHIBIT A

### LEGAL DESCRIPTION

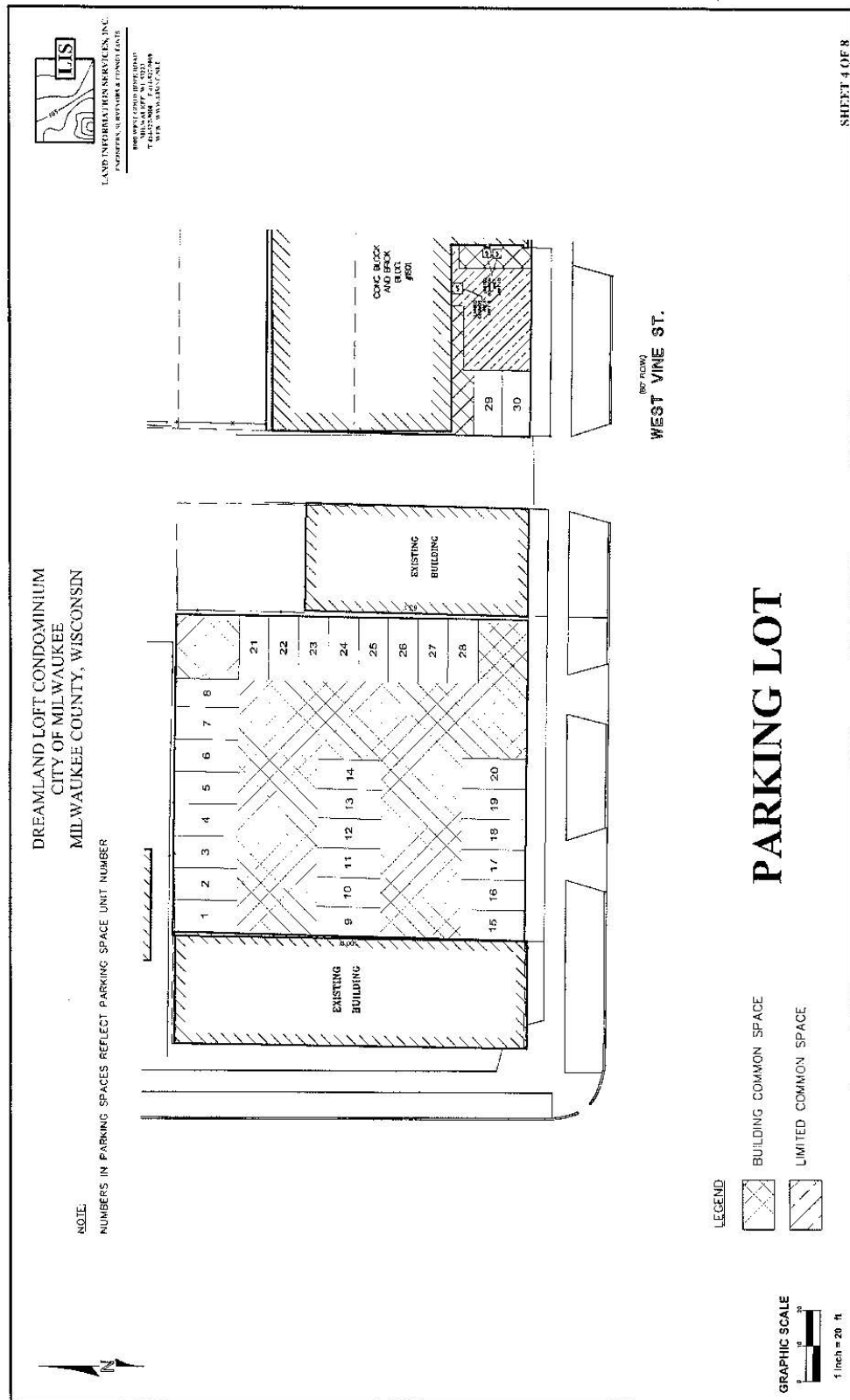
**The South ½ of Lot 13, the East 90 feet of the West 120 feet of Lots 14 and 15, and Lot 16, in Block 38 in Sherman's Addition, being in the Northeast 1/4 of Section 20, Township 7 North, Range 22 East in the City of Milwaukee, Milwaukee County, Wisconsin.**



# SURVEY - PLAT OF CONDOMINIUM



# CONDO DOCS PARKING LOT LAYOUT



# UNIT VOTES AND ASSESSMENT PERCENTAGES

## EXHIBIT C

### UNIT VOTES AND ASSESSMENT PERCENTAGES

|         | <u>VOTES</u> | <u>% COMMON<br/>ASSESSMENT</u> | <u>% RESIDENTIAL<br/>ASSESSMENT</u> | <u>% COMMERCIAL<br/>ASSESSMENT</u> |
|---------|--------------|--------------------------------|-------------------------------------|------------------------------------|
| UNIT 1  | 1 Vote       | 6.7%                           | 12.5%                               | 0                                  |
| UNIT 2  | 1 Vote       | 6.5%                           | 12.5%                               | 0                                  |
| UNIT 3  | 1 Vote       | 5.5%                           | 12.5%                               | 0                                  |
| UNIT 4  | 1 Vote       | 6.5%                           | 12.5%                               | 0                                  |
| UNIT 5  | 1 Vote       | 5.6%                           | 12.5%                               | 0                                  |
| UNIT 6  | 1 Vote       | 5.6%                           | 12.5%                               | 0                                  |
| UNIT 7  | 1 Vote       | 5.6%                           | 12.5%                               | 0                                  |
| UNIT 8  | 1 Vote       | 5.5%                           | 12.5%                               | 0                                  |
| UNIT 9  | 5 Votes      | 42.0%                          | 0                                   | 80.0%                              |
| UNIT 10 | 3 Votes      | 10.5%                          | 0                                   | 20.0%                              |

### PARKING UNITS

Parking Units 1 -30 do not have any votes. Parking Units 1-28 are responsible for 3.57% of the Parking Assessment as set forth in the Declaration. Parking Units 29-30 do not have a Parking Assessment.



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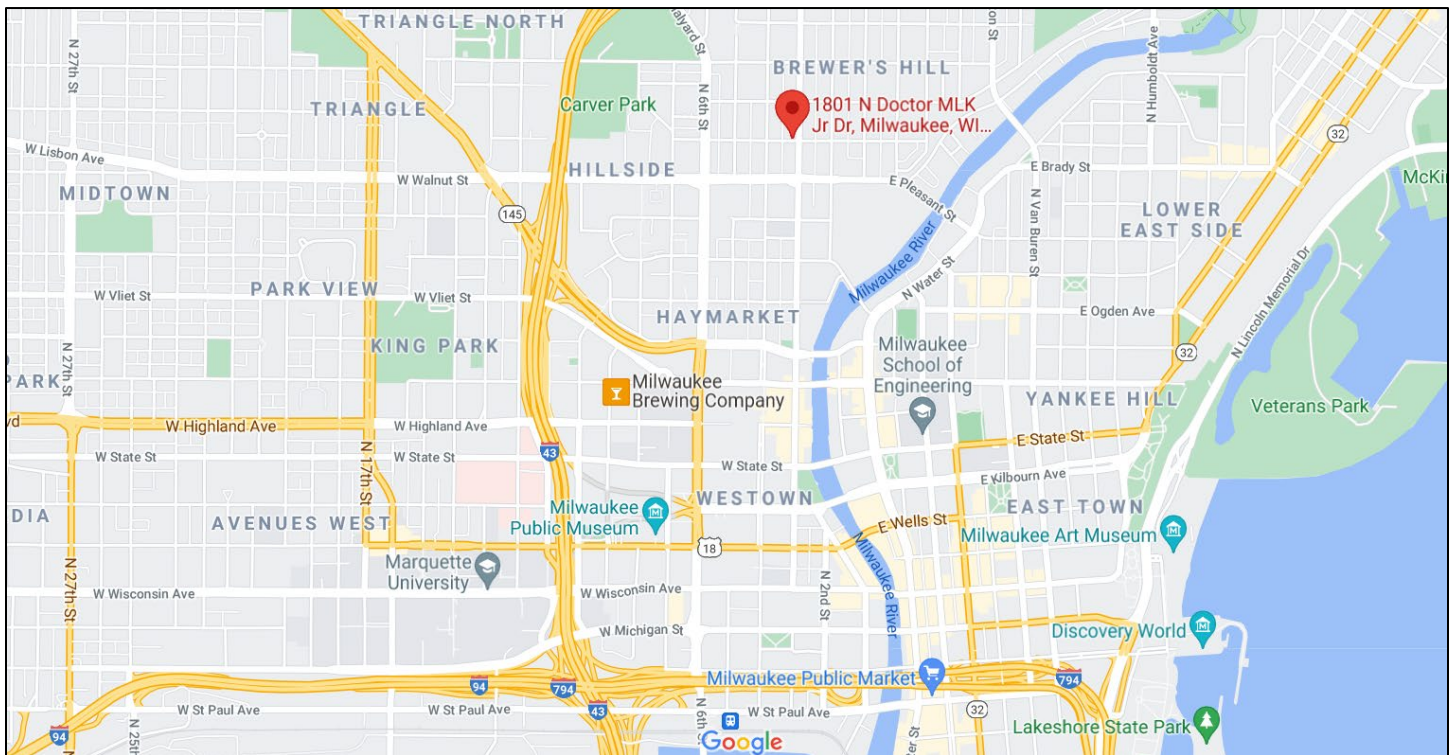
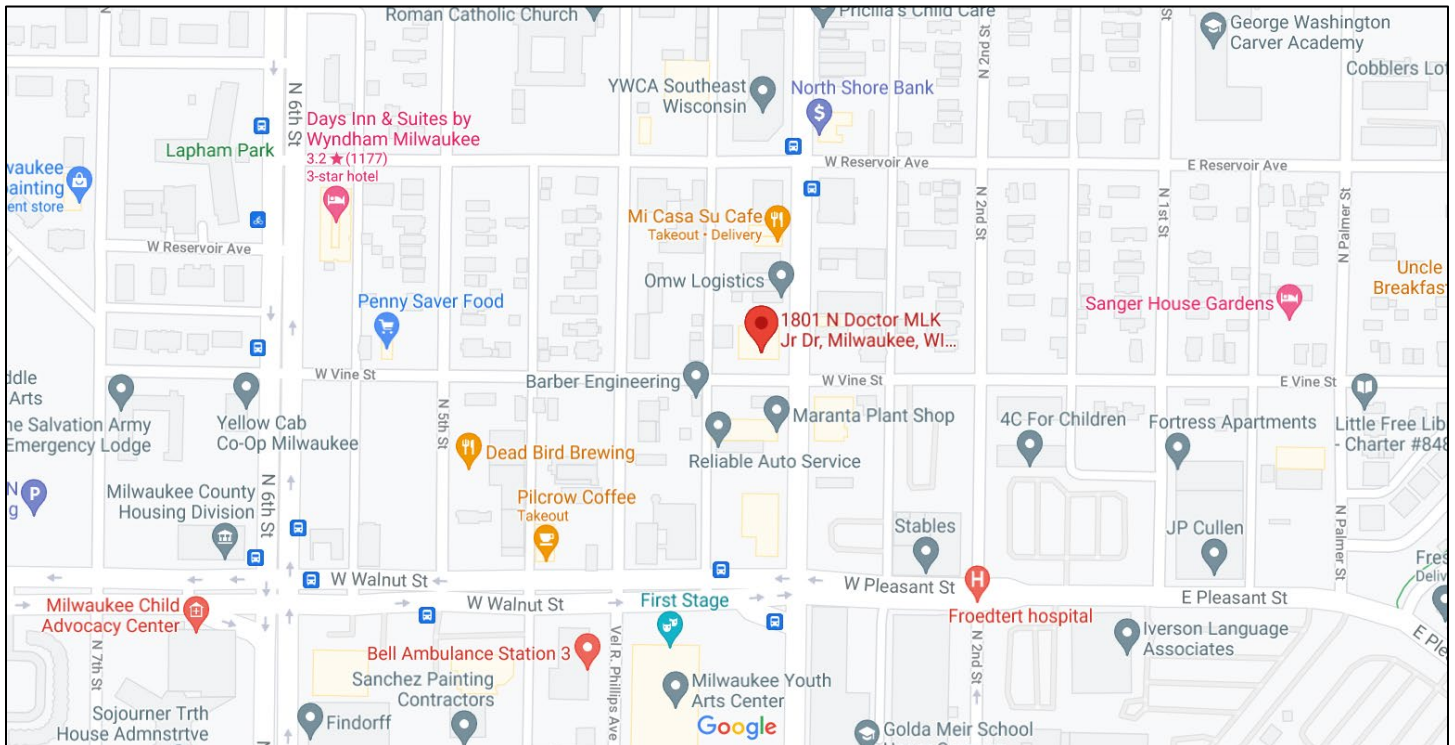


# CLOSE UP MAP OF AREA ATTRACTIONS/RETAILERS





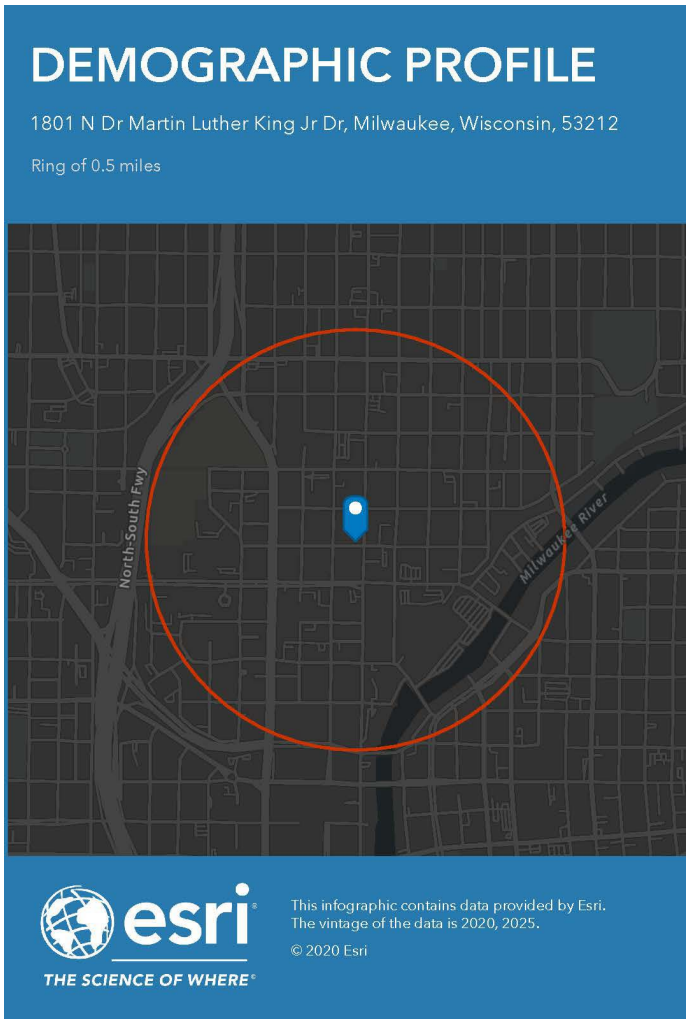
## LOCATION MAPS



1801 & 1805 N. DR. MARTIN LUTHER KING JR. DRIVE  
MILWAUKEE, WI



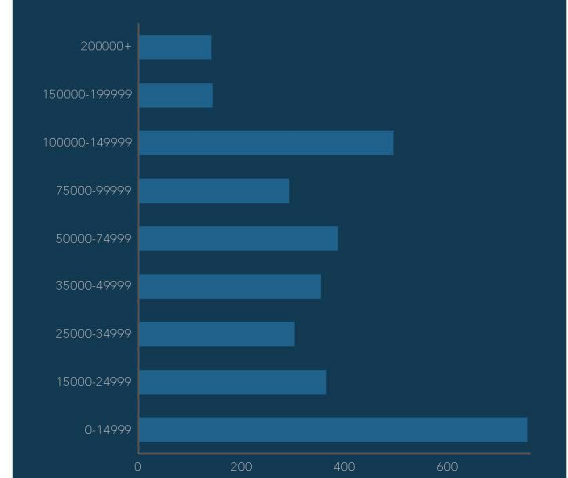
# DEMOGRAPHICS - .5 MILE



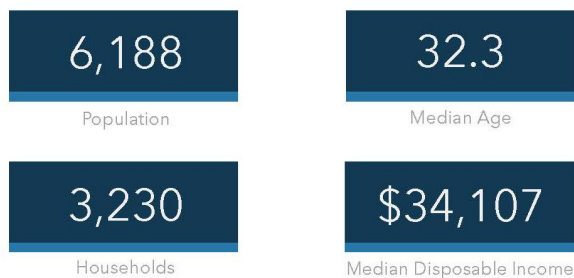
## INCOME



## HOUSEHOLD INCOME (\$)



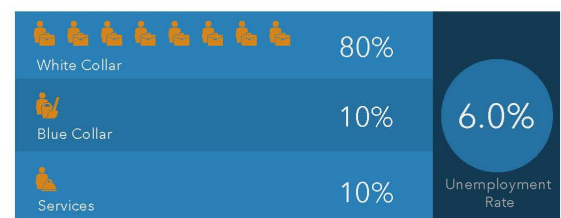
## KEY FACTS



## EDUCATION



## EMPLOYMENT

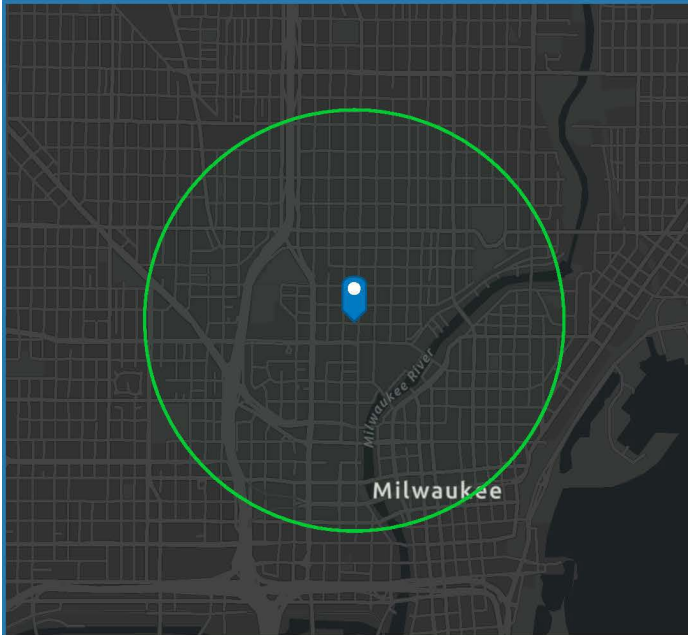


# DEMOGRAPHICS - 1 MILE

## DEMOGRAPHIC PROFILE

1801 N Dr Martin Luther King Jr Dr, Milwaukee, Wisconsin, 53212

Ring of 1 mile



This infographic contains data provided by Esri.  
The vintage of the data is 2020, 2025.  
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### KEY FACTS

32,232

Population

31.6

Median Age

15,403

Households

\$37,499

Median Disposable Income

### INCOME



\$47,063

Median Household Income



\$35,239

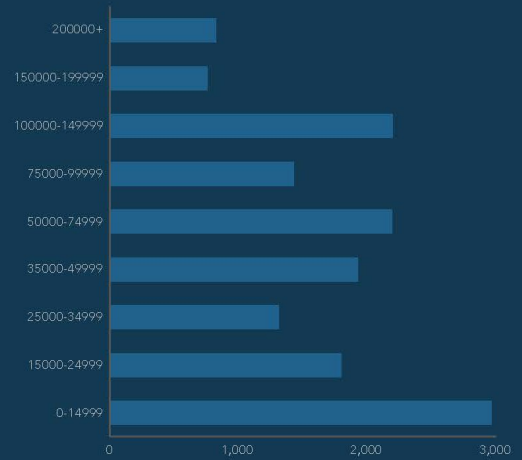
Per Capita Income



\$13,438

Median Net Worth

### HOUSEHOLD INCOME (\$)



### EDUCATION

10%

No High School Diploma



18%  
High School Graduate



25%  
Some College



48%  
Bachelor's/First Degree

### EMPLOYMENT



White Collar

78%



Blue Collar

11%



Services

11%

5.2%

Unemployment Rate