

HEALTHCARE/MOB BUILDING FOR SALE


TRANSWESTERN
REAL ESTATE
SERVICES

3333 S HOWELL AVENUE

MILWAUKEE, WI 53207



SALE INFORMATION:

MARIANNE BURISH, MBA

Executive Vice President

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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	\$1,950,000 (\$63.58 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 st 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



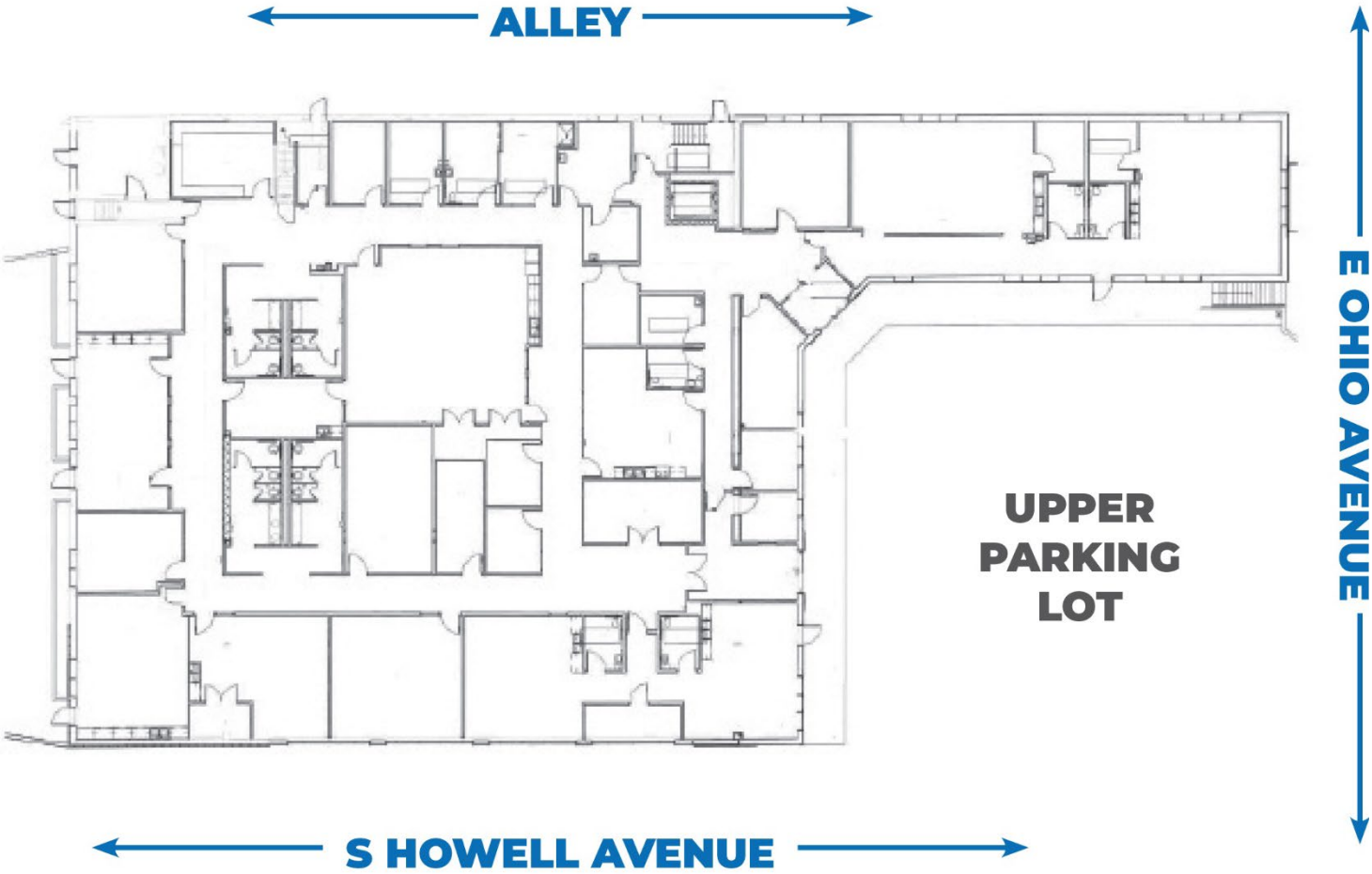
PROPERTY PHOTOGRAPHS – GRADE LEVEL



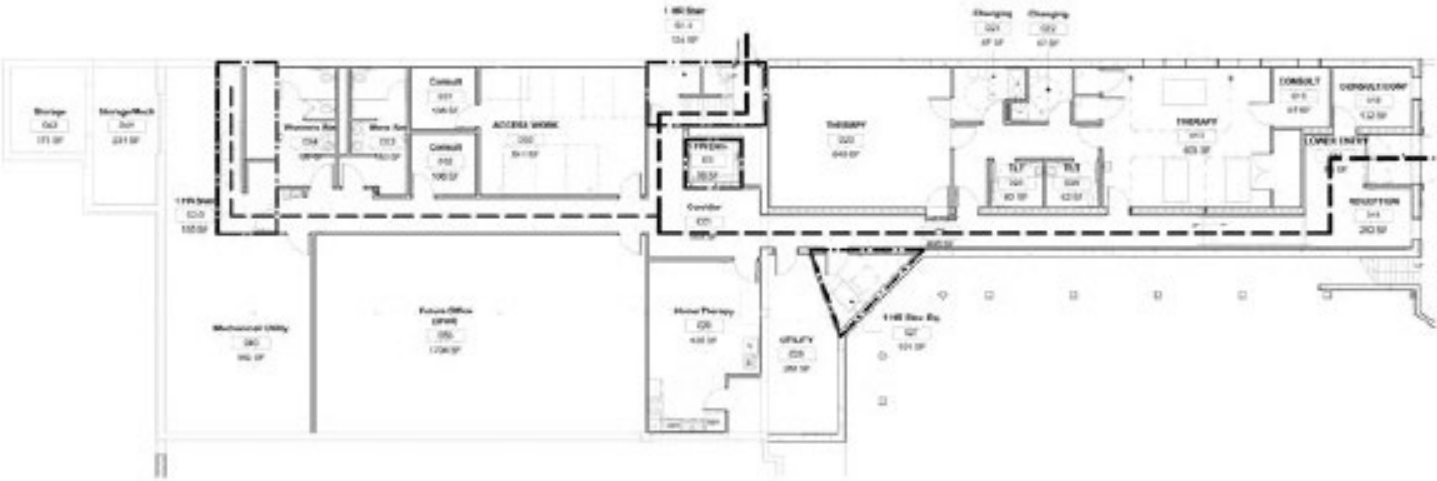
PROPERTY PHOTOGRAPHS - MECHANICALS



FLOORPLAN – 1ST FLOOR (+-20,700 sf)

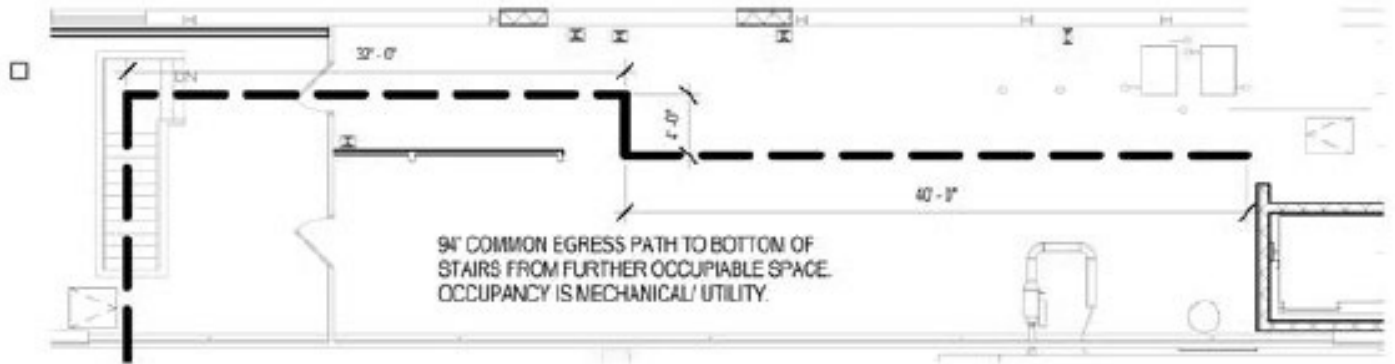


FLOORPLAN - LOWER LEVEL (+-9,970 sf)

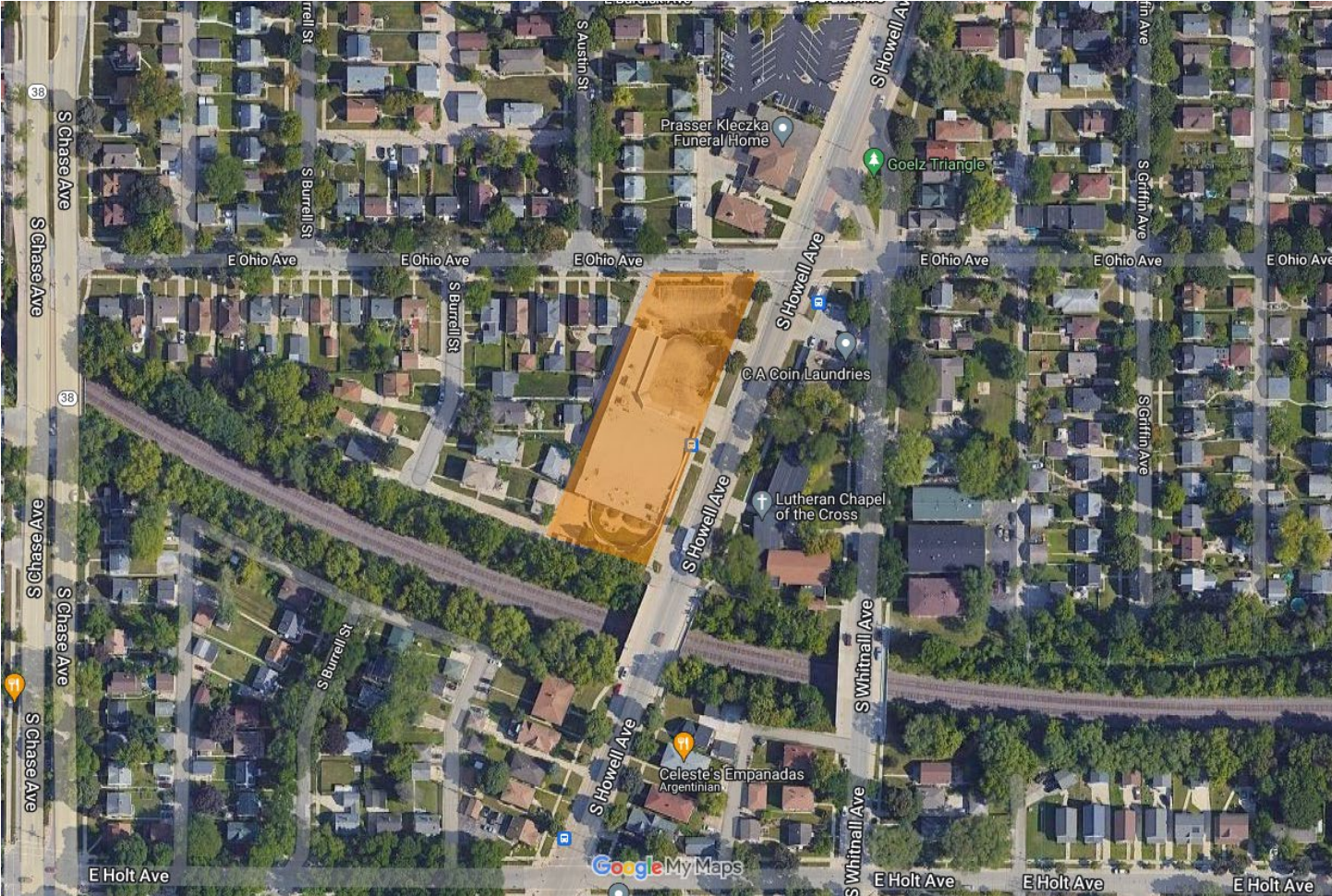


FLOORPLAN – ATTIC/MECHANICAL ROOM

(+/-1,630 SF)



PROPERTY PARCEL



3333 S HOWELL AVE
MILWAUKEE, WI

2023 PROPERTY TAX DETAIL & LEGAL DESCRIPTION



HOME SEARCH SUMMARY INTERIOR EXTERIOR ABOUT

Printable Record Card | Previous Assessments | Sale Owner History | Permits

Card 1 of 1

Location 3333 S HOWELL AV	Property Account Number 5380914113	Parcel ID 5380914113
Current Property Mailing Address		Old Parcel ID
Owner CENTER FOR EMPLOYMENT DEVELOPMENT INC Address 2020 WEST WELLS ST	City MILWAUKEE State WI Zip 53233 Zoning LB2	
Current Property Sales Information		
Sale Date Sale Price 0	Legal Reference N/A Grantor(Seller) N/A	
Current Property Assessment		
Year 2024	<u>Total Parcel Value</u>	
Land Area 1.05941 - AC	Building Value 8,626,600	Yard Items Value 0
	Land Value 373,400	Total Value 9,000,000
Narrative Description		
This property contains 1.05941 - AC of land mainly classified as Exempt with a(n) Commercial Exempt style building, built about N/A , having N/A exterior and N/A roof cover, with 0 commercial unit(s) and 0 residential unit(s), 0 total room(s), 0 total bedroom(s), 0 total bath(s), 0 total half bath(s), 0 total 3/4 bath(s).		
Legal Description		
H R GRAHAM'S SUBD IN NW 1/4 SEC 16-6-22 BLOCK 2 LOTS 9 THRU 17		

2023 CITY OF MILWAUKEE COMBINED PROPERTY TAX BILL

ACCOUNT TYPE: REAL ESTATE
 TAX KEY / ACCOUNT NO. 5380914113 BILL # 00140421
 LOCATION OF PROPERTY: 3333 S HOWELL AV
 LEGAL DESCRIPTION: NEIGHBORHOOD 628 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

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

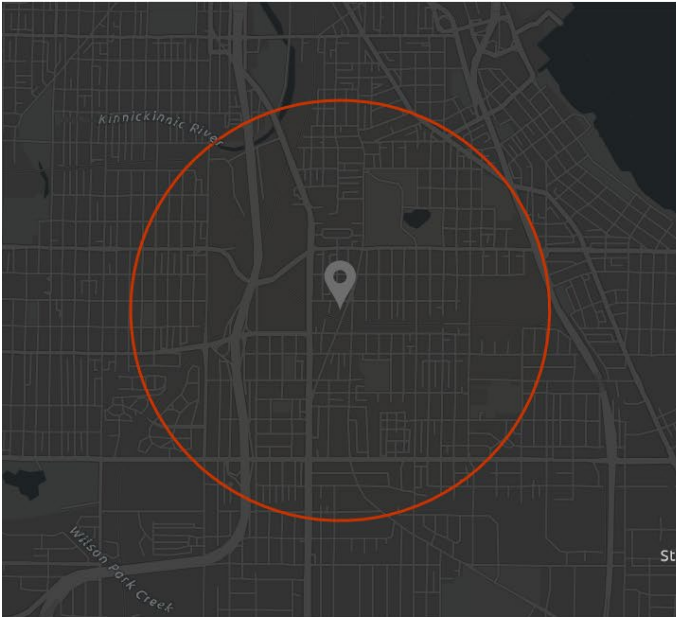
Class	Assessment-Land	Assmt.-Improvements	Total Assessment	Detail of Special Assessments and Other Charges
EXEMPT	373,400	8,626,600	9,000,000	DNS MISCELLANEOUS 701.04
Avg. Assmt. Ratio	Est. Fair Mkt.-Land	Est. Fair Mkt.-Improvements	Total Est. Fair Market	
0.8324	448,582	10,363,527	10,812,109	
School taxes reduced by school levy tax credit 0.00				
TOTAL				701.04

Tax Levy	2022 Est. State Aids	2023 Est. State Aids	2022 Net Tax	2023 Net Tax	% Change
Sewerage Dist.			0.00	0.00	+0.000
Public Schools	743,048,670	782,473,968	0.00	0.00	+0.000
Tech. College	30,413,456	30,574,893	0.00	0.00	+0.000
County Govt.	25,872,712	29,440,017	0.00	0.00	+0.000
City Govt.	256,245,921	277,592,089	0.00	0.00	+0.000
Total	1,055,580,759	1,120,080,967	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				701.04	
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.				TOTAL DUE	701.04
Monthly Installment Payment Due: February through July 2024	70.10	Net Assessed Value Rate Before Credits	FULL PAYMENT DUE ON OR BEFORE 01/31/2024 701.04		
Monthly Installment Payment Due: August, September, and October 2024	70.10	23.631	FIRST INSTALLMENT PAYMENT DUE ON OR BEFORE 01/31/2024 70.14		

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

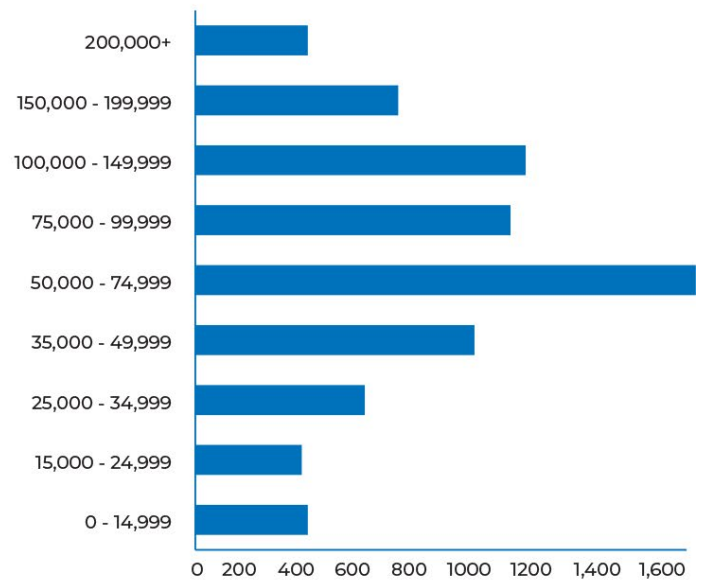
7,777

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

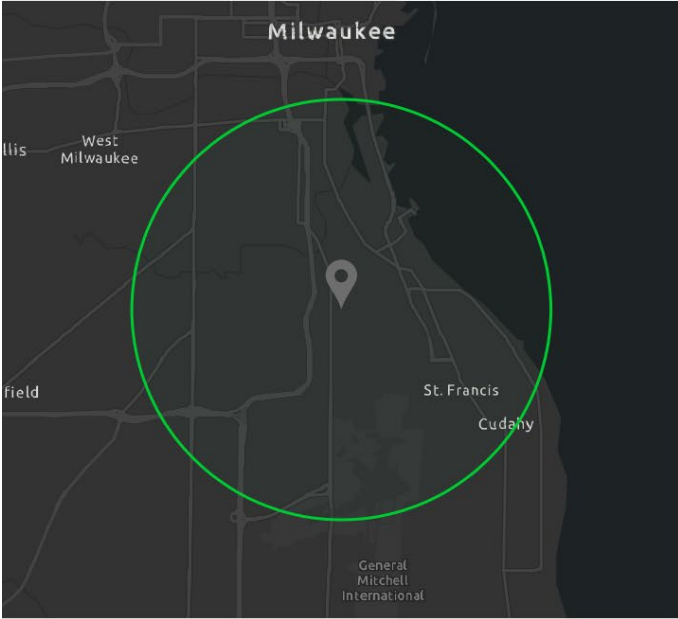
25.4%

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

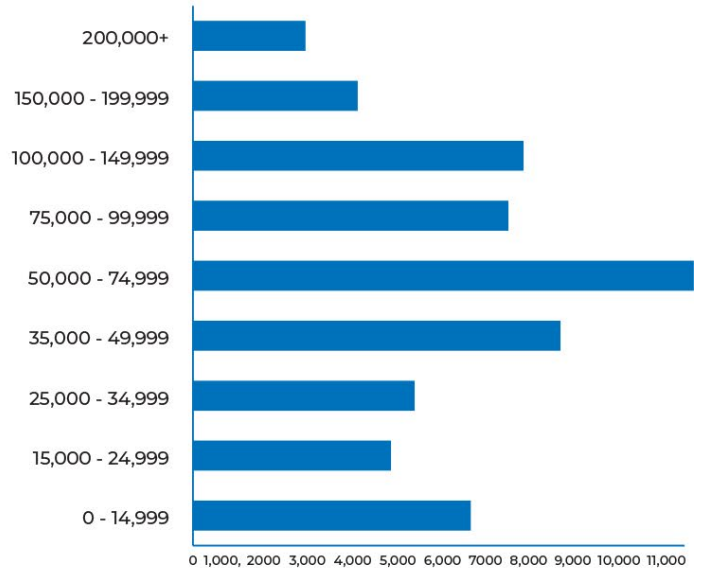
57,458

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

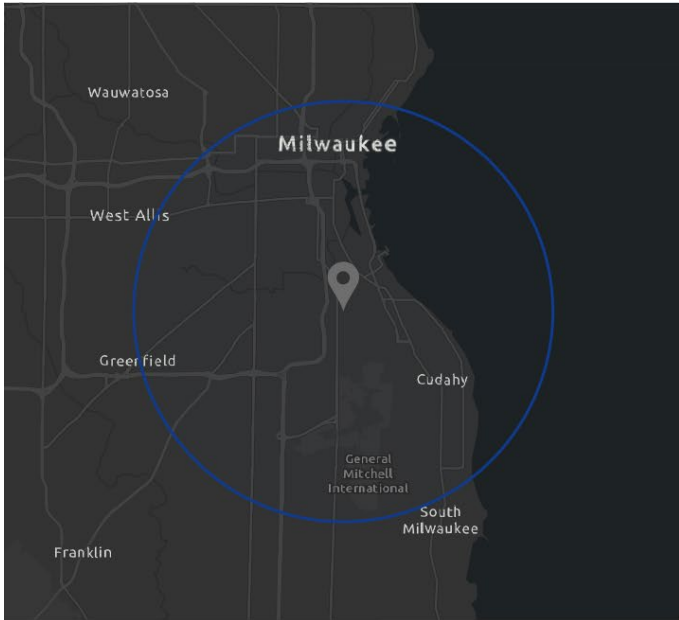
24.8%

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

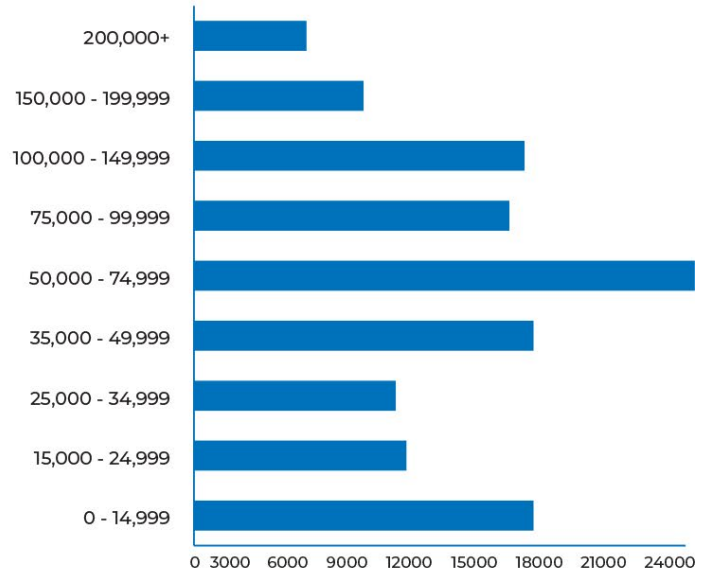
138,831

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

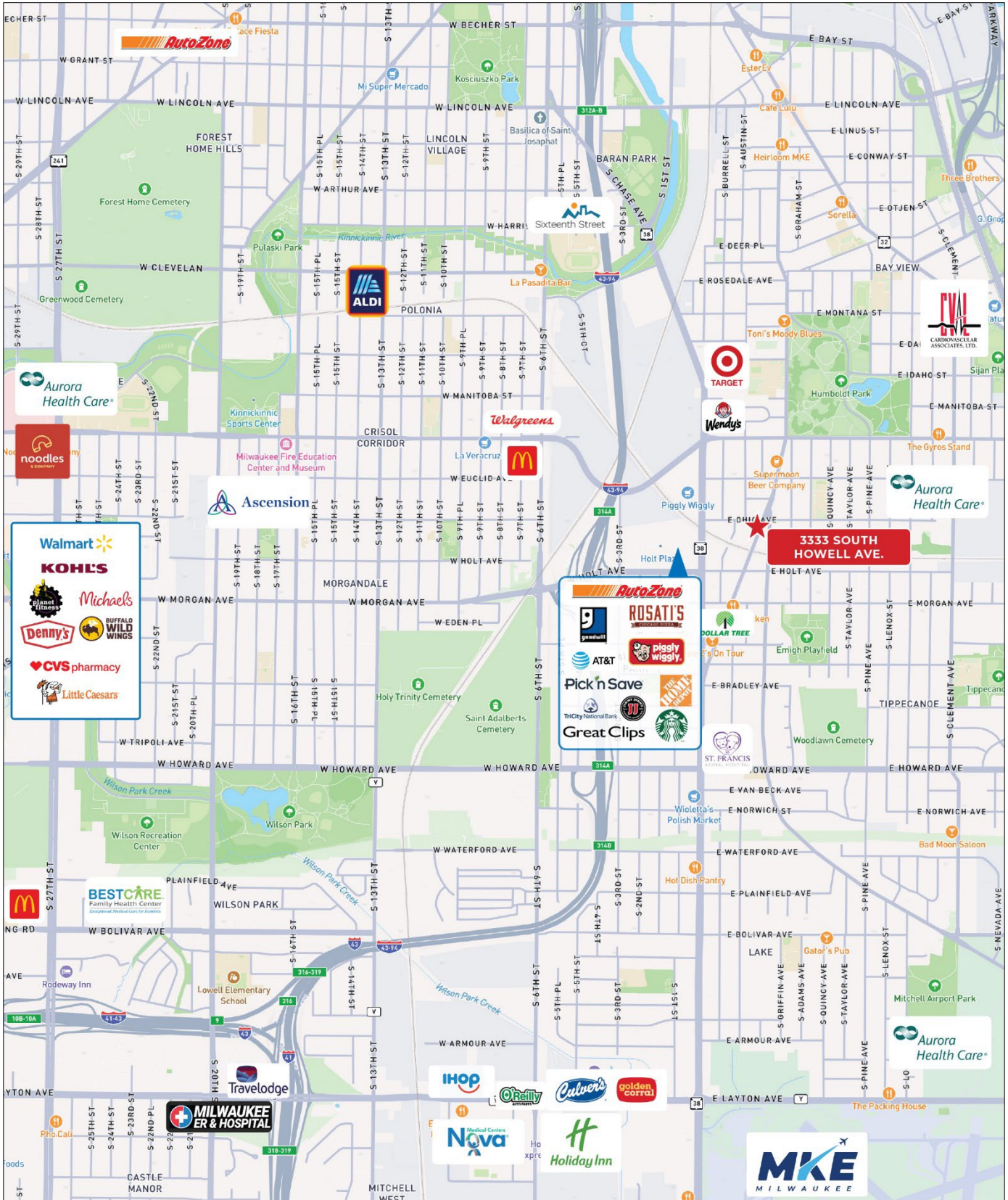


25.7%
Some College



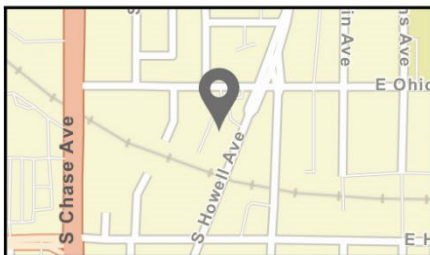
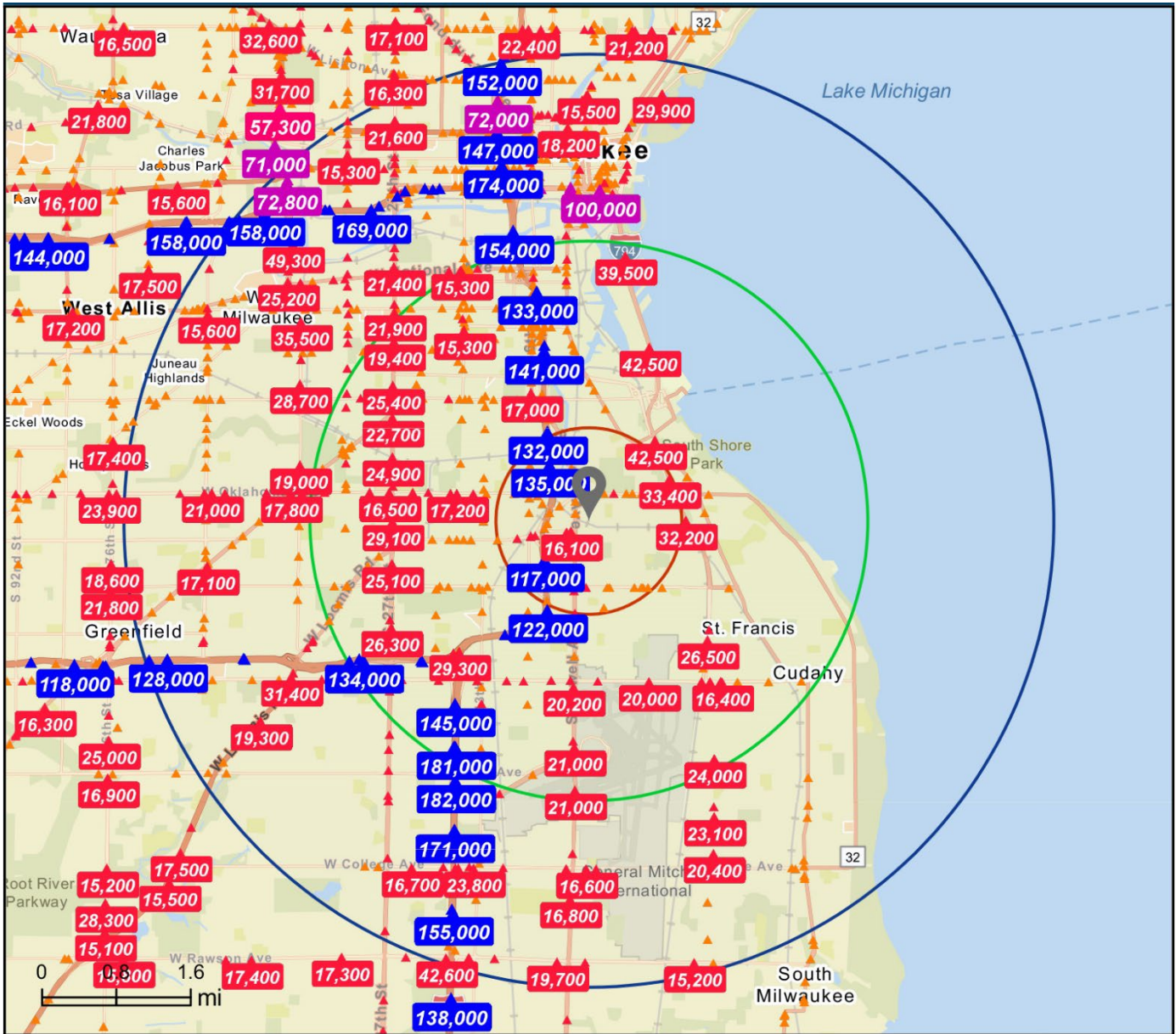
30.6%
Bachelor's/ Grad/Prof Degree

AREA BUSINESSES & AMENITIES



3333 S HOWELL AVE
MILWAUKEE, WI

DRIVE TIMES – 1/3/5 MILES

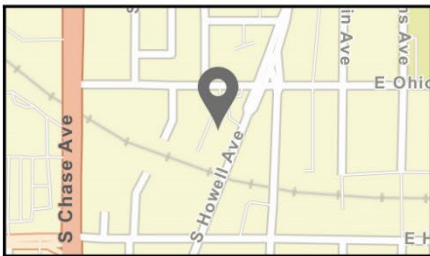
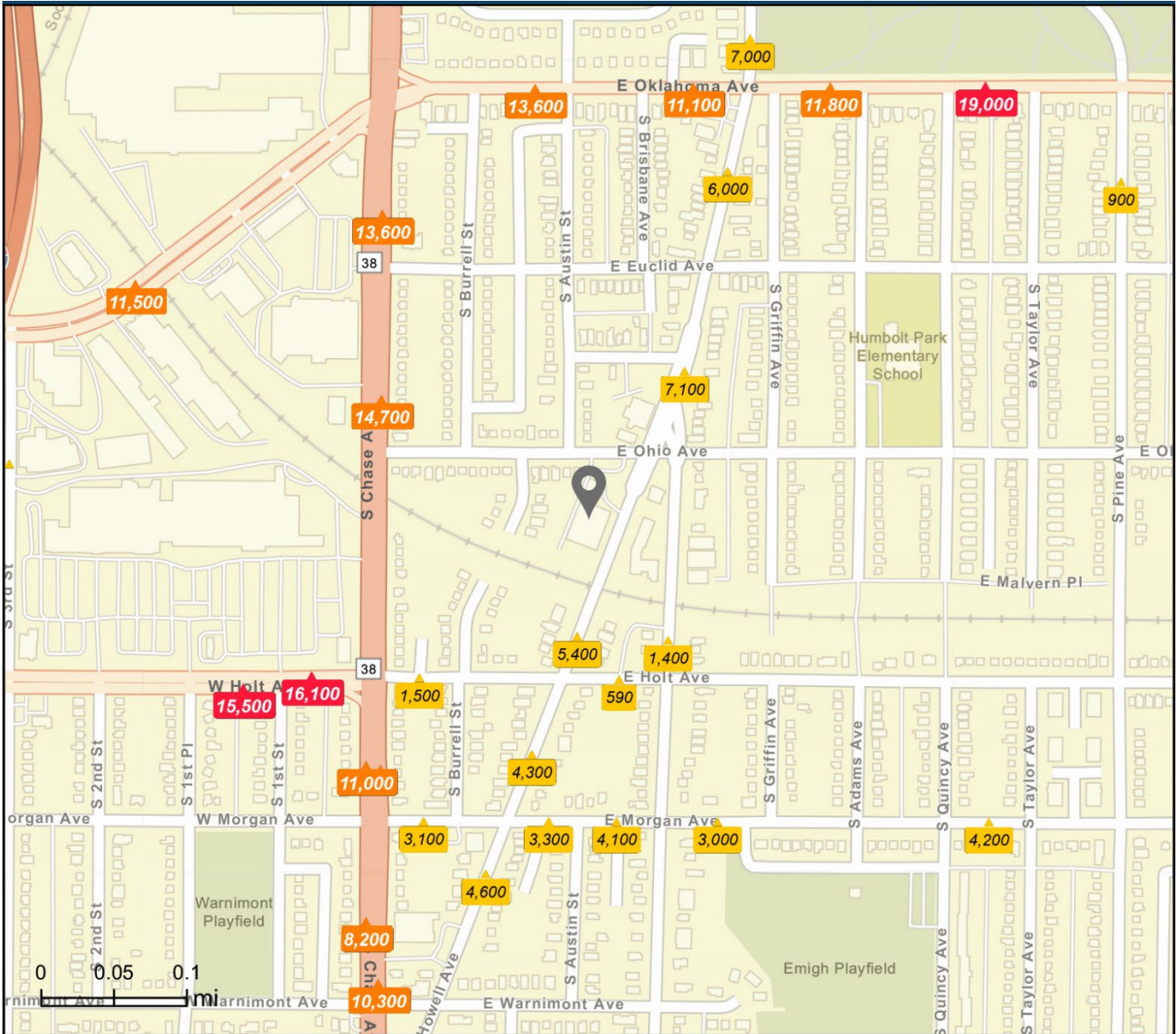


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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).