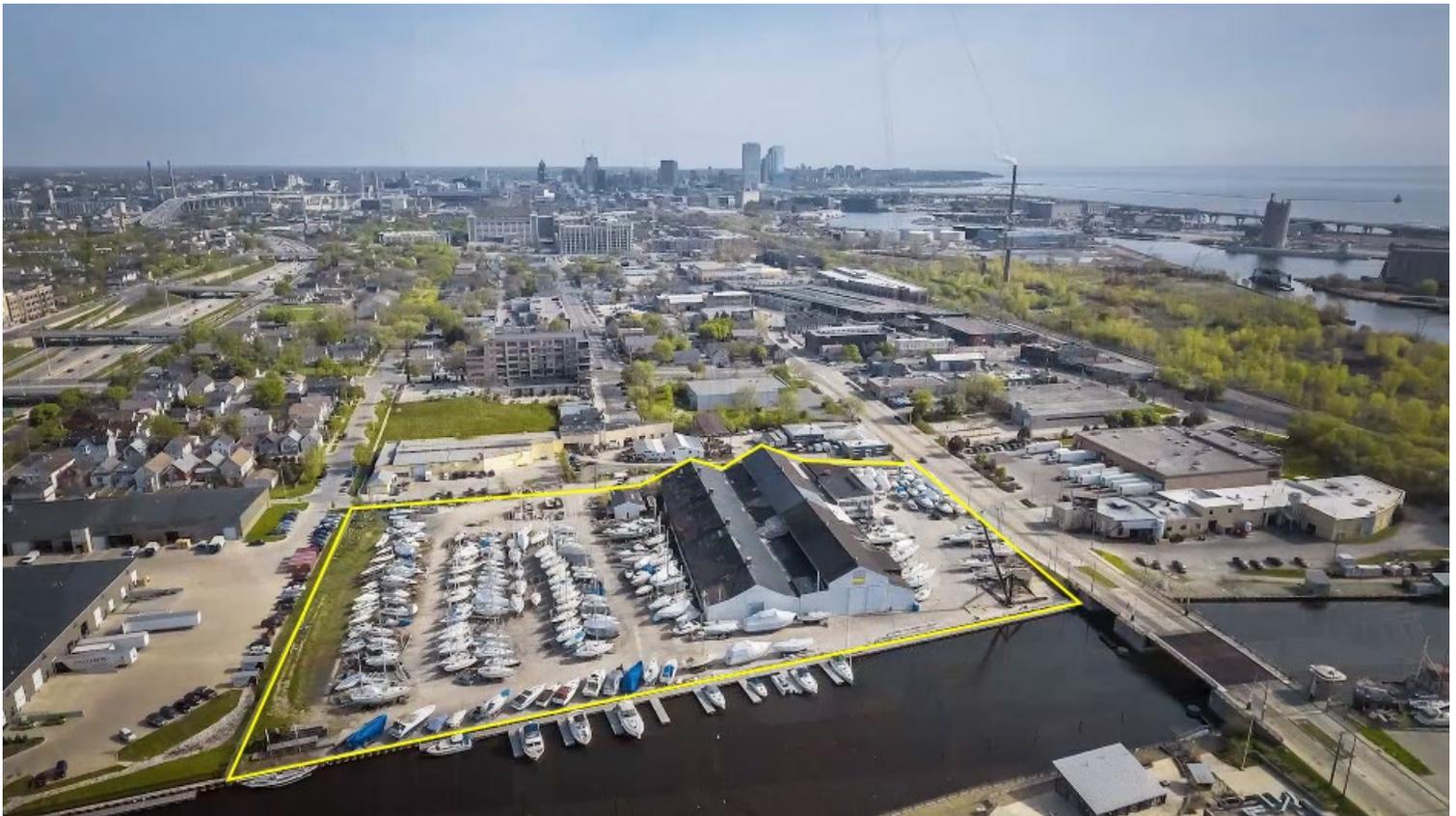


**AVAILABLE FOR SALE  
BAYVIEW "HARBOR DISTRICT"  
REDEVELOPMENT/END  
USER OPPORTUNITY MILWAUKEE MARINA SITE**



**1933 and 1933 (R) SOUTH 1<sup>ST</sup> STREET**

MILWAUKEE, WI 53204



**Leasing Information:**

**MARIANNE BURISH, MBA**

Executive Vice President

D 414.270.4109

C 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

[www.transwestern.com/milwaukee](http://www.transwestern.com/milwaukee)

# GENERAL INFORMATION

Rare large and centrally located 6.8-acre waterfront parcel in the highly desired and quickly redeveloping Bayview/Harbor District submarket. Presently operating as the Milwaukee/Horny Goat Marina, the site is an exceptional mixed-use development opportunity offering a superior combination of suburban-style size and setting, flexible zoning classification, 194 ingress/egress, and high visibility. Developers and end-users alike will appreciate the opportunity to create immediate and long-term value, joining other nearby impactful development initiatives such as the Freshwater Plaza, Water Technology Park, Global Water Accelerator, and others. Call Marianne Burish at 414.270.4109 today to schedule a tour or discuss the property.

List Price	Call Broker
Tax Key/s	1933 S. 1 <sup>st</sup> Street: 4679992230 1933 (R) S. 1 <sup>st</sup> Street: 4679992220
Parcel Size/s	6.796 acres total: 3.74 (Marina building) & 3.056 acres (parking & outdoor storage areas)
Zoning	IM (Industrial Mixed); For additional information please go to: <a href="http://city.milwaukee.gov/Planning">http://city.milwaukee.gov/Planning</a>
Current Use	Milwaukee Marina and boat yard including slip/dock rentals, boat repair and storage, and retail boat & marine supply store.
In Place Business Income	Yes (Marina operations described above)
Real Estate Taxes - 2022	1933 S. 1 <sup>st</sup> Street: 4679992230 - \$81,065.88 1933 (R) S. 1 <sup>st</sup> Street: 4679992220 - \$70,841.61
Existing Improvements Marina Building	72,207 sf per city records (plus additional 1,458 sf out-building); Wood & Steel framing; slab on grade
Boat Slips/Docks	16 slips and 2 face docks
Seawall	Seawall in excellent condition
Boat Lift/Crane	Stiff Leg Derrick crane certified to 40,000 lb lift capacity
Topography	Generally flat
Environmental	Unknown
Known Historical Uses	WWII shipyard
Water Frontage	676.89 LF water frontage on Kinnickinnic River (KK River dredged in 2010/2011)
Special Features or Conditions	Bid No. 35 (KK River). Seasonal storage leases in place.

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





# PHOTOS (MILWAUKEE MARINA/BOAT YARD SITE)

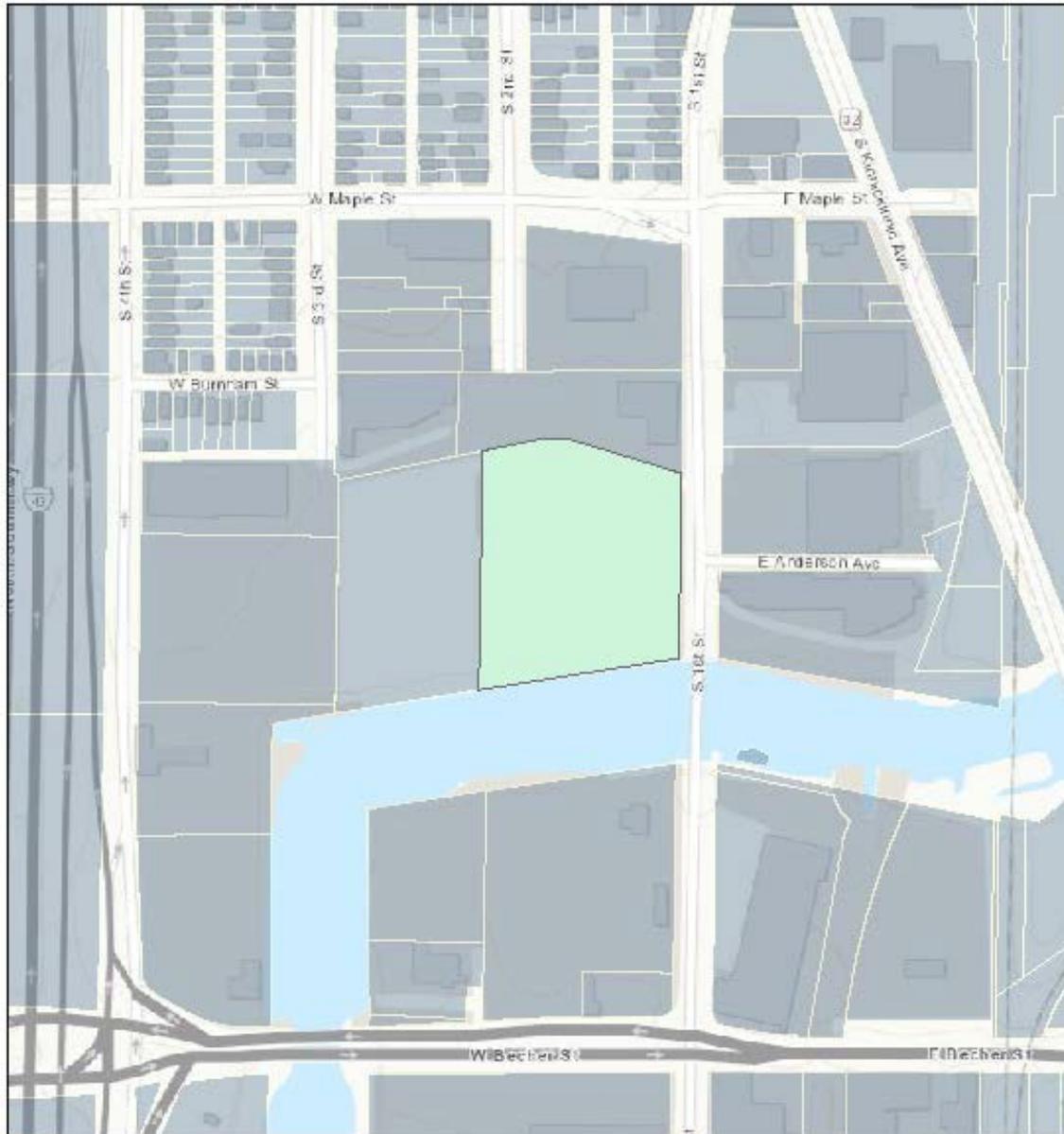


# MORE PHOTOS (MILWAUKEE MARINA/BOAT YARD SITE)



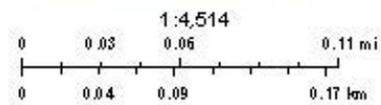
# PARCEL MAP – 1933 S. 1<sup>ST</sup> STREET (4679992230)

## ArcGIS Web Map



October 25, 2019

V5 Parcels (Features)

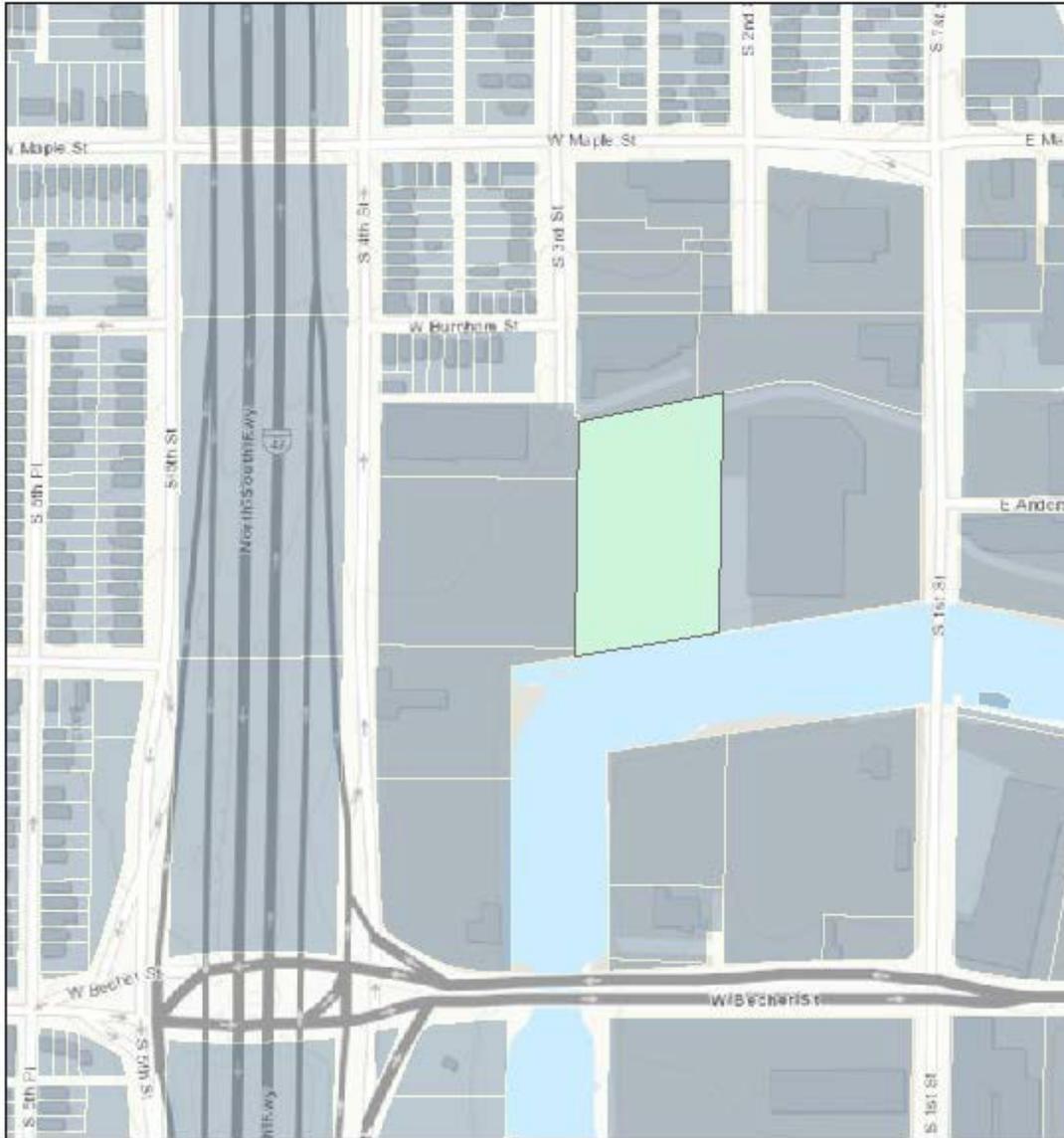


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoEye, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), Swisstopo, Mapbox, and the GIS User Community

Web App Builder for ArcGIS  
County of Milwaukee, Esri Canada, Esri, HERE, Garmin, INCREMENTAL, USGS, EPA, U.S.A. | Product of the Version 5 Statewide Parcel Map Database Project (V5). Created by: The Wisconsin

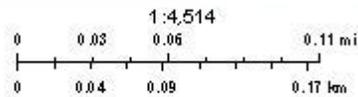
# PARCEL MAP – 1933(R) S. 1<sup>ST</sup> STREET (4679992220)

## ArcGIS Web Map



October 25, 2019

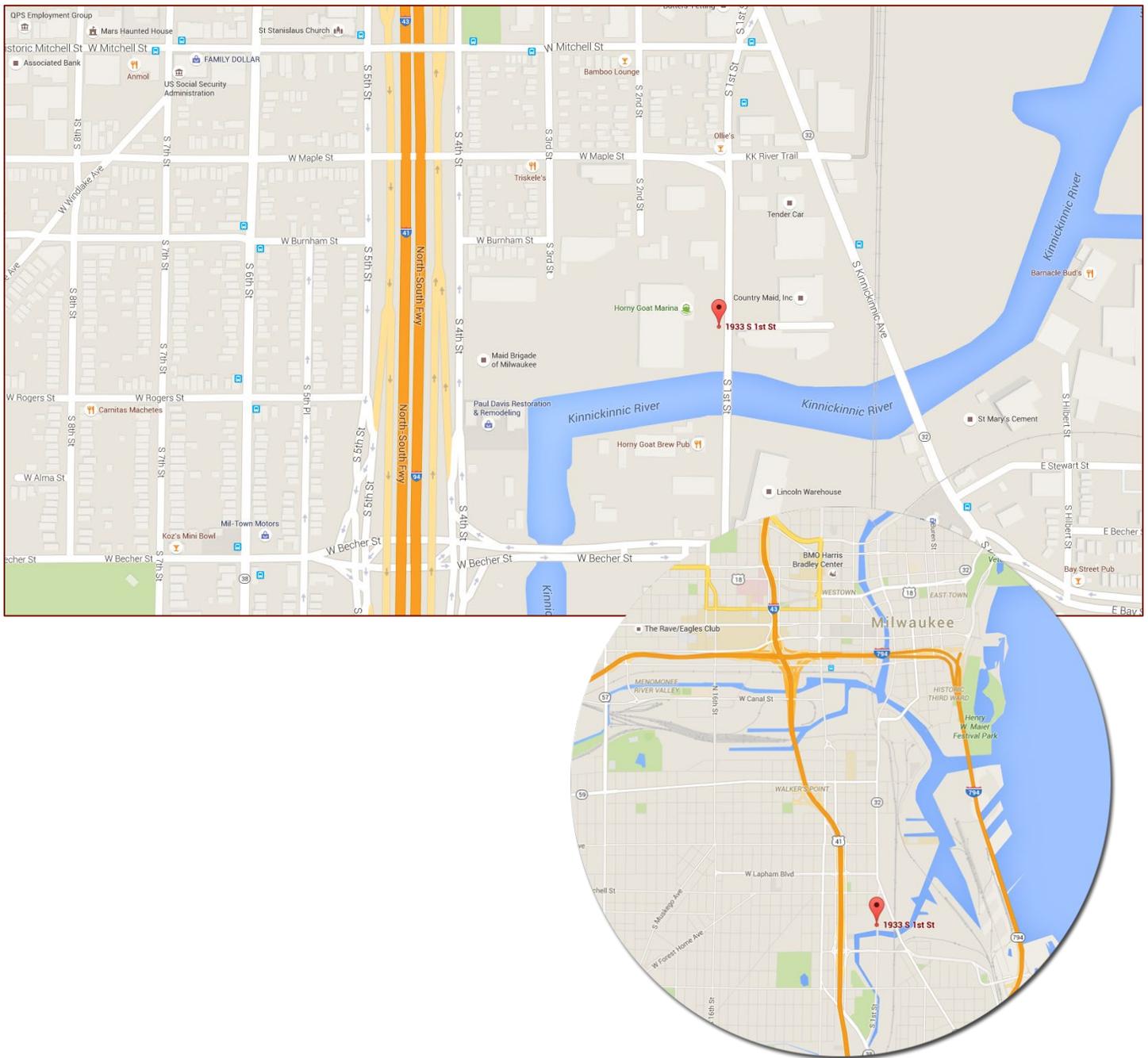
V5 Parcels (Features)



Source: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoEye, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

Web AppBuilder for ArcGIS  
County of Milwaukee, Esri Canada, Esri, HERE, Garmin, INTERMAP, USGS, EPA, USDA | Product of the Version 3 Statewide Parcel Map Database Project (V3). Created by: The Wisconsin

# LOCATION MAP



1933 SOUTH 1<sup>ST</sup> STREET  
MILWAUKEE, WI

# DEVELOPMENTS

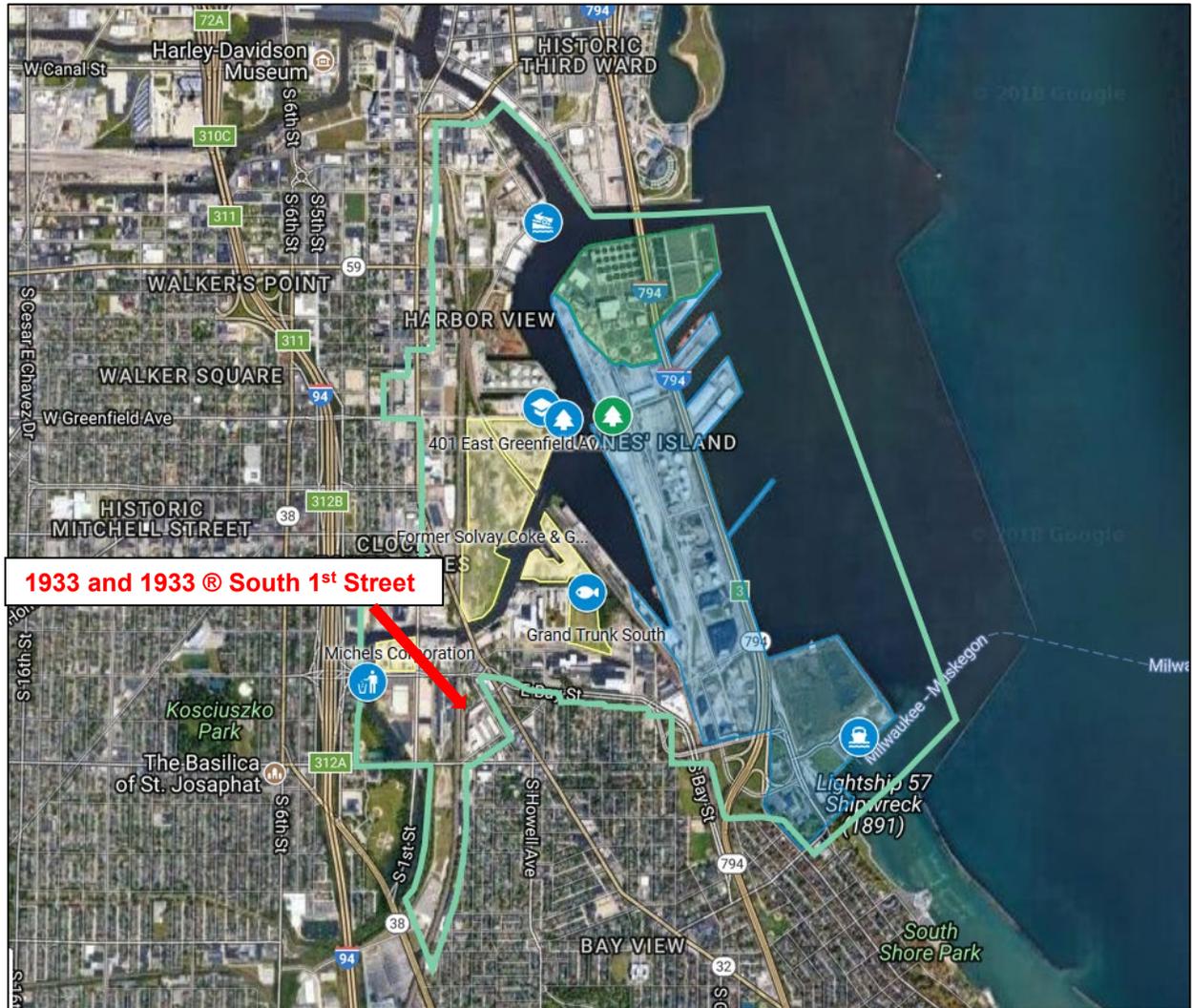


# HARBOR DISTRICT PROPERTY (harbordistrict.org)

HARBOR DISTRICT MISSION: "To achieve a world class revitalization of Milwaukee's harbor that sets the standard for how waterfronts work – economically, environmentally, and socially – for the next century".

Harbor District Web Site Map

<https://www.google.com/maps/d/viewer?mid=1yi3Xb4BeR4667tGYozoAiltGKCo&usp=sharing>



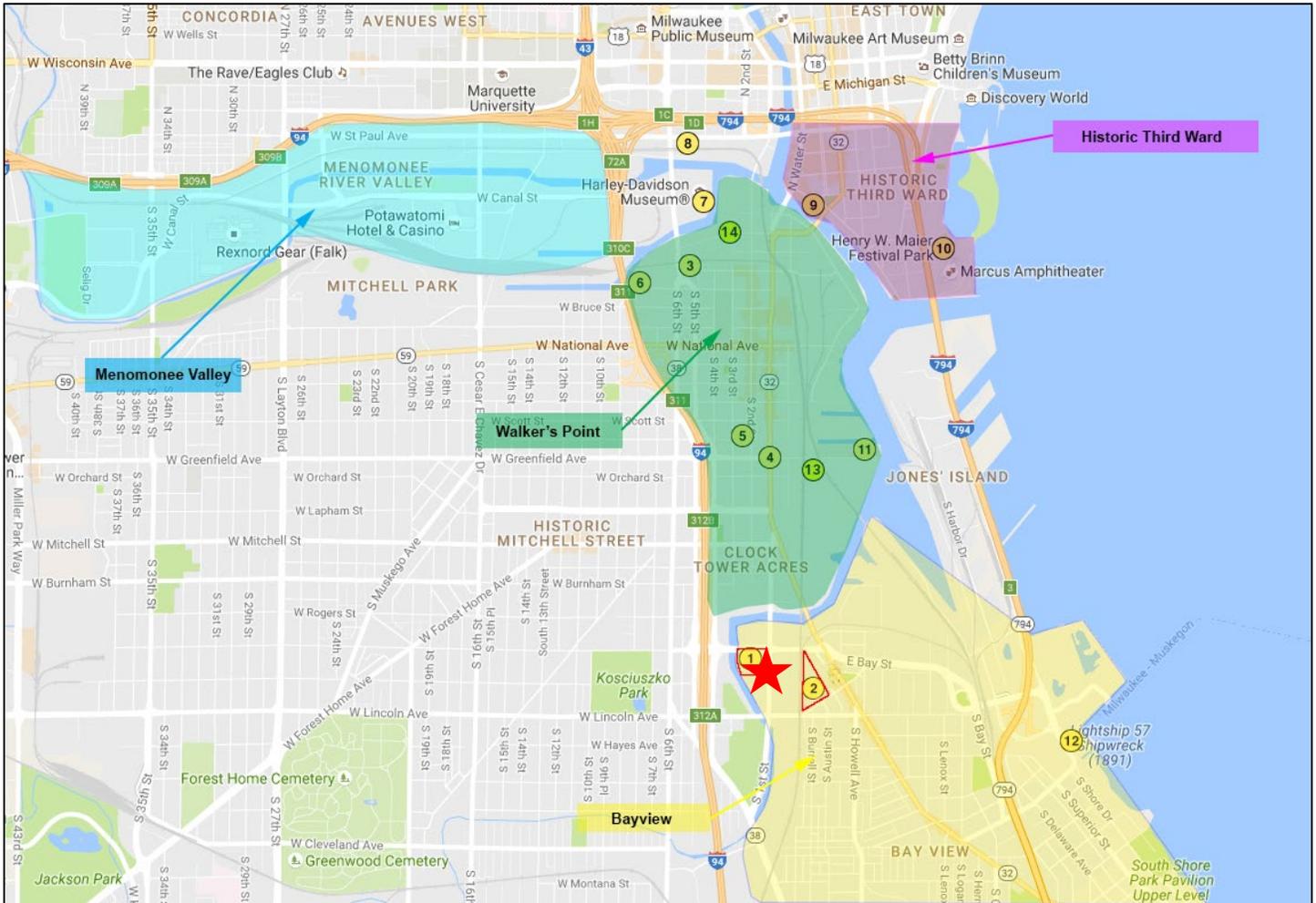
- Fun Facts & Landmarks
  - Milwaukee County Boat Launch
  - UWM School of Freshwater Sciences
  - Kaszubes Park
  - Lake Express Ferry
  - Port Milwaukee
  - MMSD Jones Island Water Reclamation

- Development Sites
  - Former Solvay Coke & Gas Co.
  - 401 East Greenfield Avenue
  - Grand Trunk North
  - Grand Trunk South
  - Michels Corporation

- Current Projects
  - Trash Wheel
  - Slosh Park
  - Grand Trunk Wetland
- Harbor District Boundary
  - Harbor District

1933 SOUTH 1<sup>ST</sup> STREET  
MILWAUKEE, WI

# AREA DEVELOPMENT AND LANDMARKS



- |                                                                                                                                                                                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ol style="list-style-type: none"> <li>1. Restaurant Depot</li> <li>2. 291 Unit "Stitchweld" Apartments</li> <li>3. Iron Horse Hotel</li> <li>4. Freshwater Plaza Development (mixed use)</li> <li>5. Rockwell Automation Headquarters</li> <li>6. Aurora Healthcare Headquarters</li> <li>7. Harley Davidson Museum &amp; Restaurant</li> </ol> | <ol style="list-style-type: none"> <li>8. Amtrak Station &amp; Intermodal Terminal</li> <li>9. Milwaukee Institute of Art &amp; Design (MIAD)</li> <li>10. Henry Maier Festival Grounds (Summerfest Grounds)</li> <li>11. UWM Great Lakes Water Institute</li> <li>12. Lake Express High Speed Ferry Terminal</li> <li>13. Komatsu Site</li> <li>14. Rite-Hite New World Headquarters</li> </ol> |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

# DEMOGRAPHICS – 1 MILE

## DEMOGRAPHIC PROFILE

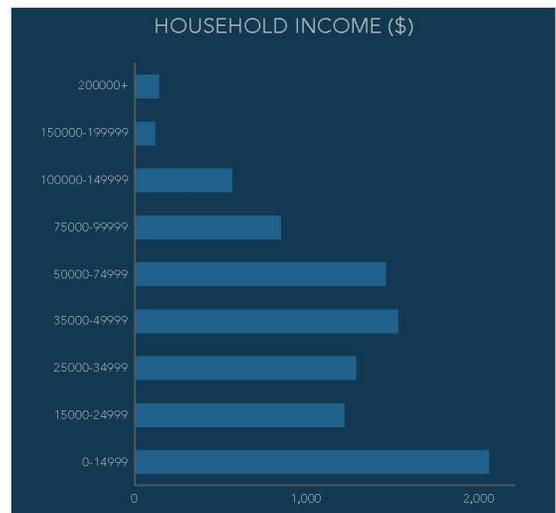
1933 S 1st St, Milwaukee, Wisconsin, 53204  
Ring of 1 mile

**esri**  
THE SCIENCE OF WHERE®

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### INCOME

	<b>\$35,334</b> Median Household Income
	<b>\$15,983</b> Per Capita Income
	<b>\$11,817</b> Median Net Worth



### KEY FACTS

<b>27,731</b> Population	<b>29.0</b> Median Age
<b>9,186</b> Households	<b>\$28,559</b> Median Disposable Income

### EDUCATION

<b>34%</b> No High School Diploma	<b>28%</b> High School Graduate	<b>21%</b> Some College	<b>17%</b> Bachelor's/Grad/Prof Degree
--------------------------------------	------------------------------------	----------------------------	-------------------------------------------

### EMPLOYMENT

	<b>41%</b>	<b>17.1%</b> Unemployment Rate
	<b>37%</b>	
	<b>22%</b>	

# DEMOGRAPHICS – 3 MILES

## DEMOGRAPHIC PROFILE

1933 S 1st St, Milwaukee, Wisconsin, 53204  
Ring of 3 miles

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### INCOME

- \$40,327**  
Median Household Income
- \$21,935**  
Per Capita Income
- \$13,905**  
Median Net Worth



### KEY FACTS

- 180,924**  
Population
- 30.5**  
Median Age
- 68,541**  
Households
- \$32,195**  
Median Disposable Income

### EDUCATION

- 23%** No High School Diploma
- 27%** High School Graduate
- 24%** Some College
- 26%** Bachelor's/Grad/Prof Degree

### EMPLOYMENT

- 54%** White Collar
- 28%** Blue Collar
- 18%** Services
- 15.1%** Unemployment Rate

# DEMOGRAPHICS – 5 MILES

## DEMOGRAPHIC PROFILE

1933 S 1st St, Milwaukee, Wisconsin, 53204

Ring of 5 miles

Wauwatosa  
Milwaukee  
West Allis  
Greenfield  
St Francis  
Cudahy  
General Mitchell International  
South Milwaukee

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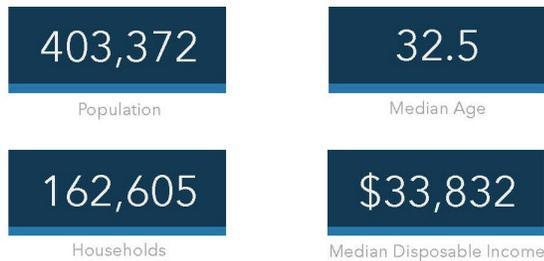
### INCOME



### HOUSEHOLD INCOME (\$)



### KEY FACTS



### EDUCATION



### EMPLOYMENT

