

223 W. Pittsburgh Avenue

The Fifth Ward



It has been recently announced that the University of Wisconsin Milwaukee's Freshwater School will locate across the street from this property. This site provides great potential with its proximity to the UWM site. UWM's freshwater school headquarters will anchor a business park aimed water technology firms. Milwaukee Dev. Commissioner, Rocky Marcoux, has stated that

"Milwaukee's focus on developing itself as a water technology hub is the next big real estate play." He also said the city needs to begin development of a water technology business park in order to attract such companies. Improvements to the business park's surrounding area scheduled to start in the Spring of 2011. Now is the perfect time to inquire about 223 W. Pittsburgh Ave.

Located on the south-east corner of South Third Street and West Pittsburgh Avenue, the building was constructed in 1904 and is in excellent physical condition. The structure may allow for the addition of several more floors. The building size is 98,035 square feet and the lot size is 16,380 square feet. The seven-story brick and timber structure is served by one passenger elevator, one freight elevator, and two stairwells that connect each floor of the building. The current zoning of the property is IM, a zoning that permits among other uses office, residential, and restaurant/hospitality. The building can qualify for Historic Tax Credits.



Demographics

POPULATION:

	1 MILE	5 MILES	10 MILES
Total Population	10,239	437,302	895,877
Median Age	26.6	31.4	35.2
Population Density (per sq. mi.)	3,259.3	5,567.9	2,851.7
Employees	78,126	262,644	516,172
Establishments	4,167	17,869	36,687
Income			
Median HH Income	\$33,533	\$34,473	\$41,635
Per Capita Income	\$22,075	\$17,630	\$21,094
Average HH Income	\$57,042	\$42,738	\$50,740

Information shown herein was furnished by sources deemed reliable and is believed to be accurate, however, no warranty or representation is made as to the accuracy thereof and is subject to correction. Prices subject to change without notice.

SALE PRICE \$2,900,000

For more information or to schedule a tour, please contact:

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