

# COMMERCIAL SPACE

**FOR SALE**

**\$1,000,000**



## SPACE DETAILS

- 31,000 Daily Traffic Count on corner of S. Moorland (soon to be expanded) and W. National st. 2 Miles from I-94 onramp.
- 2,896 ft of Updated & Modern Storefront, Flexible Office Space
- 3 Occupied Residential Units
- 3 Car Garage with Separate Stalls
- Large Private Lot



Mixed-use property on one of New Berlin's busiest streets boasts an open concept and spacious main level floor currently fitted for a hair salon, but can be easily converted into a variety of other retail opportunities. This Class B storefront features multiple offices in the back, a kitchen, locker room, and laundry room. Upper level of this property has it's own separate entrance, leading to one 1-bed and two 2-bed rental units, fully occupied, and receiving \$2,150/m. Rental units each have their own separate garage space in the back of the property.



**S** 3850 S MOORLAND RD  
NEW BERLIN, WI 53151

