

CAFÉ/RETAIL



FOR LEASE

**1208 E Brady St
Milwaukee, WI**

LINA SCHULTZ

608.729.1809

LSCHULTZ@KEYCOMRE.COM

AIMEE BAUMAN, CCIM

O: 608.729.1801

C: 608.698.0105

ABAUMAN@KEYCOMRE.COM



KEY COMMERCIAL REAL ESTATE LLC

www.keycomre.com

PROPERTY DETAILS

This cozy retail/café space at 1208 East Brady Street features excellent visibility, recently updated flooring and a built-out kitchen with an existing hood and Ansul fire suppression system. Additional highlights include flexible indoor and outdoor seating options and basement storage, making it an ideal opportunity for café, restaurant, or other food and beverage users.

Size: Approximately 1,800 SF

- 1,254 first floor café/retail
- 600 lower level storage

Lease Rate: \$2,200/ Month NNN Base Rent

CAM: \$1,425/ Month CAM (Additional Rent)
(includes Water/Sewer, RE taxes, BID fee, Bldg Insur, Exterior

Features: Popular location, Numerous neighborhood events, Active BID.

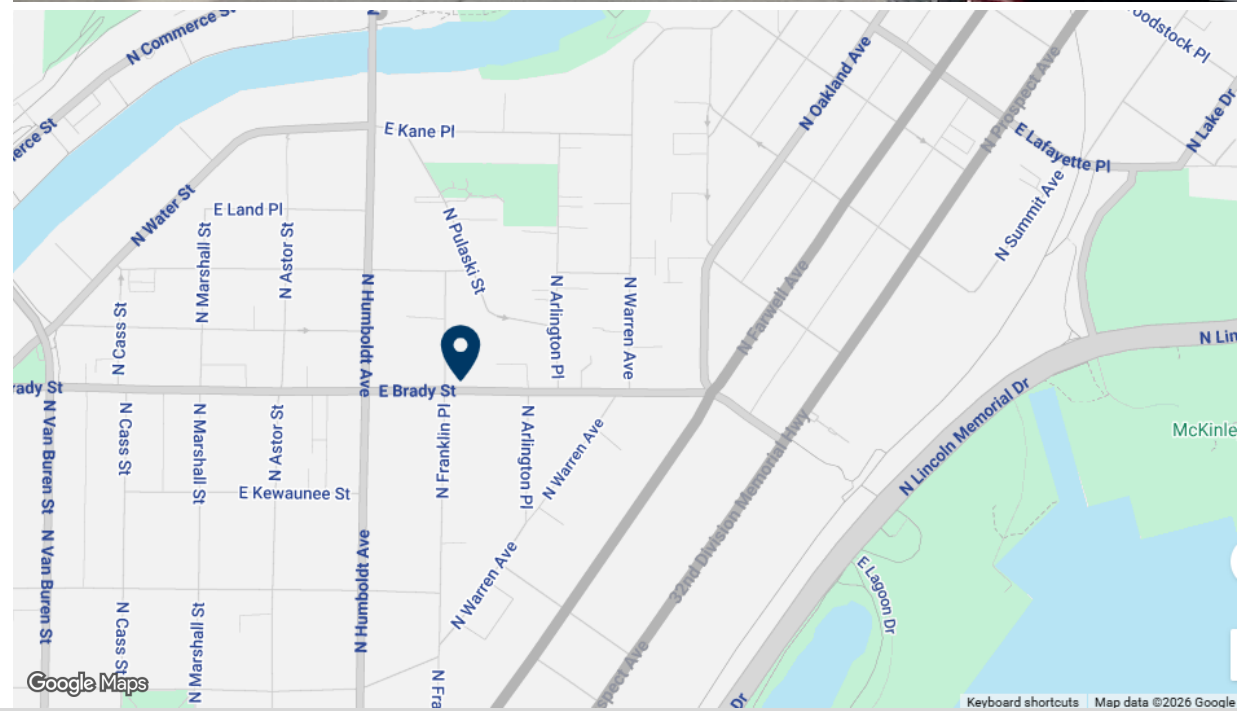
Higher foot traffic in evenings.

Existing buildout includes small kitchen with hood, dining area, bathrooms and storage.

Existing business owner's FF&E is separately available for purchase.

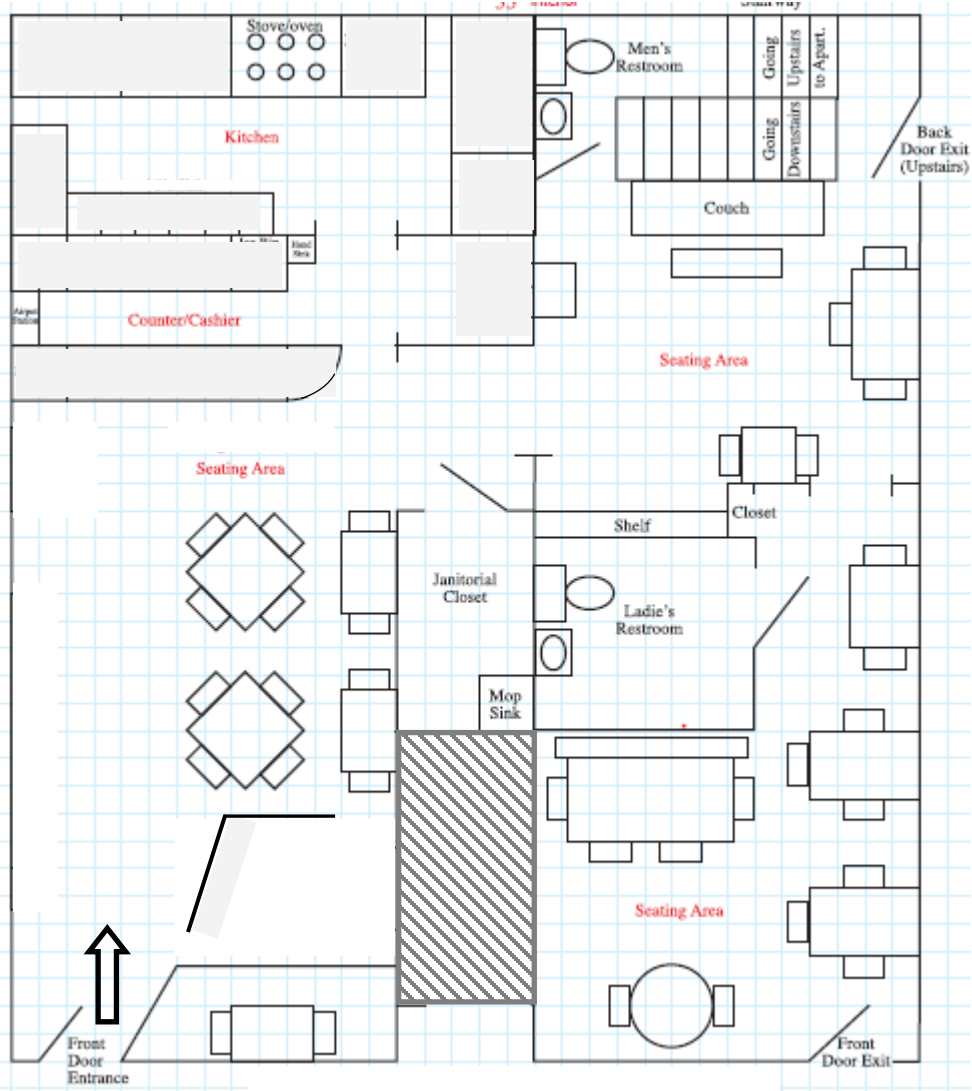
Prohibited Uses include bars, smoke shops, dispensaries, etc.

Available: With 30-90 day notice.



Important Notice and Disclaimer: Information herein is unverified and assembled from numerous sources and third parties. User must independently verify if important. Owner & Broker make no representations or warranties of accuracy of any kind.

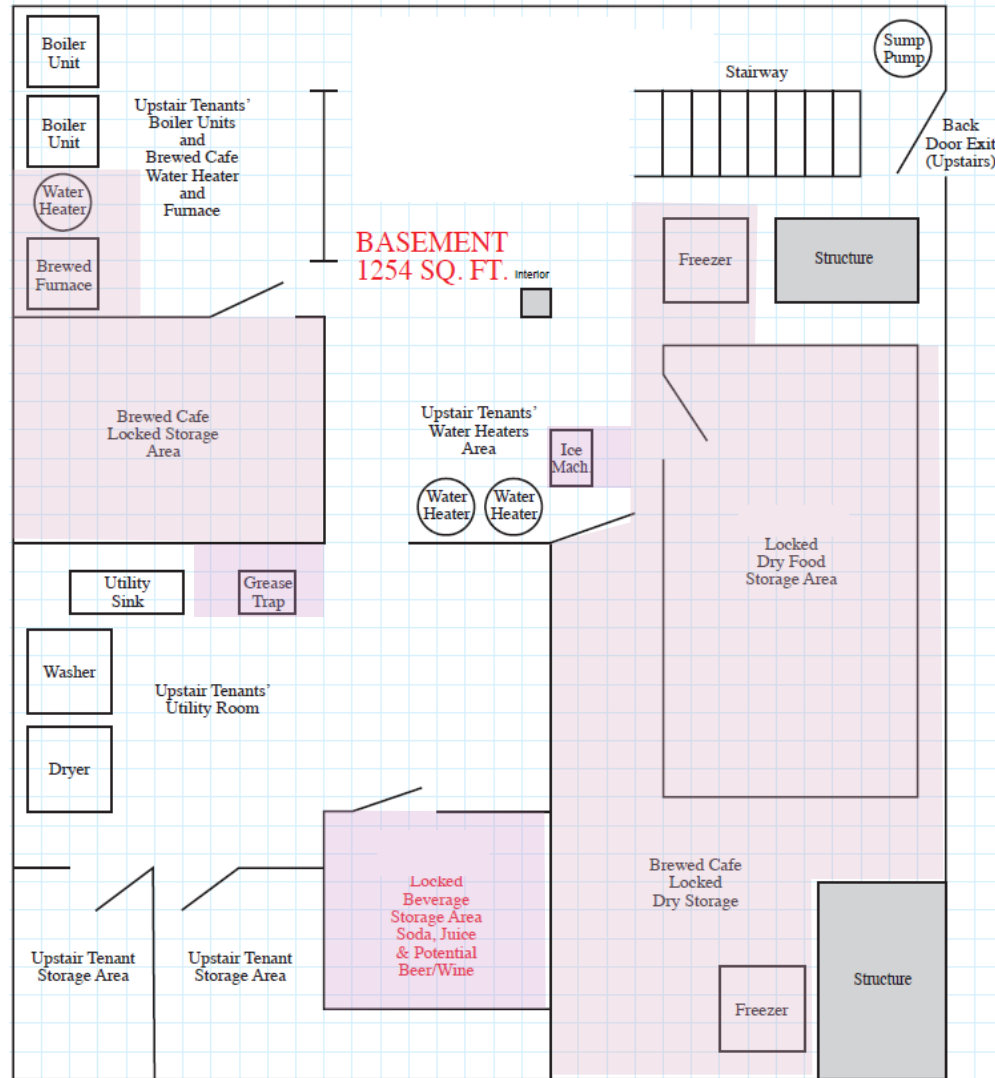
CAFÉ/RETAIL FLOOR PLAN



Above is an illustration of approximate floor plan, which has been slightly altered over the years.

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LL FLOOR PLAN



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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:
8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.
19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.
28 The following information is required to be disclosed by law:
29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.
32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:**

36 _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents):

39 _____
40 _____
41 _____

42 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

43 **DEFINITION OF MATERIAL ADVERSE FACTS**

44 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
45 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
46 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
47 or affects or would affect the party's decision about the terms of such a contract or agreement.
48 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
49 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
50 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
51 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
52 contract or agreement made concerning the transaction.

53 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
54 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
55 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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Drafted by Attorney Debra Peterson Conrad

Key Commercial Real Estate LLC, 3330 University Ave., Ste 300/Madison WI 53705 Phone: 608/7291800 Fax: _____
Elizabeth Iyer Produced with zipForm® by zipLogix | 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com