

The White House

Est. 1893



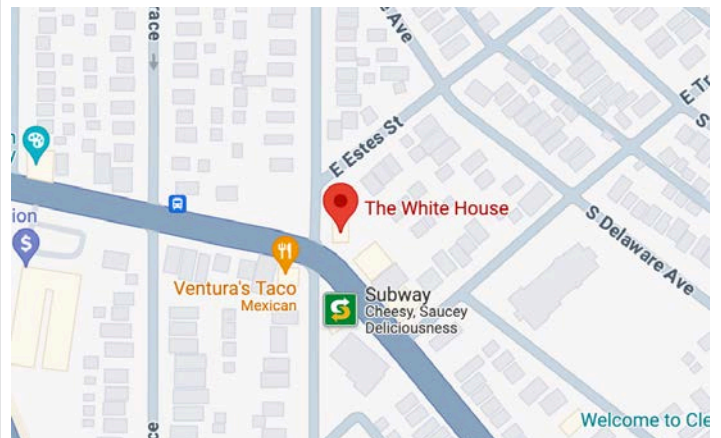
2900 S Kinnickinnic Ave Bay View | MKE | Built 1890

Restaurant	Approximately 1600 S.F.
2nd Floor Event Space	Approximately 1600 S.F.
3rd Floor Living	Approximately 1600 S.F.
Lot Size:	0.386 Acres
Construction/Siding:	Masonry; Aluminum
Location:	Corner; Business District
Exterior:	Garden; Partially Fenced
Inclusions:	All Kitchen Equipment*
Improvements:	Masonry, Electrical
Parking:	On Site
Miscellaneous:	*See further details

READY FOR HER NEXT ENDEAVOR

Contact: **Stephanie Conard**
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(C) 414-248-9584

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Stephanie Conard

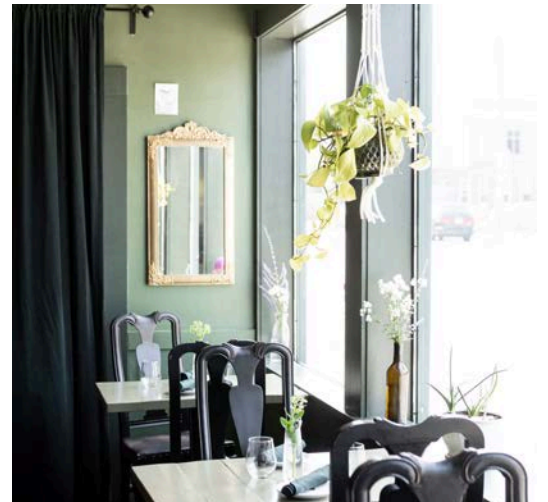
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Ryan Dworak

Commercial Agent
161 S 1st Street | MKE
(262)339-7791 | Rdworak@kwcommercial.com

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Restaurant-First Floor

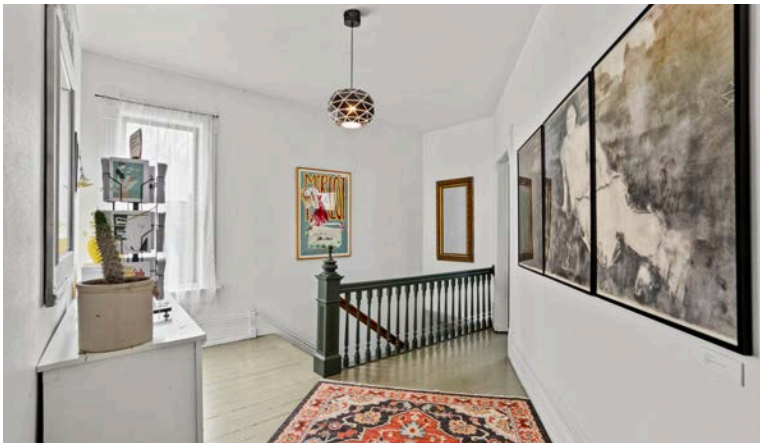
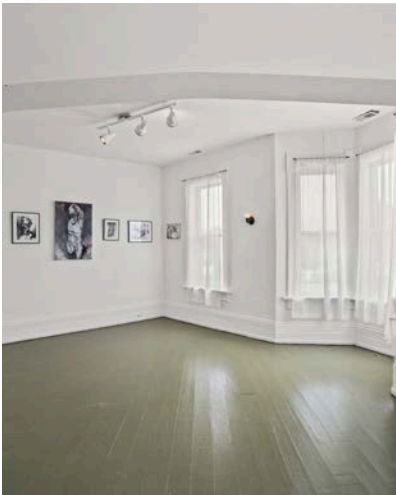


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Event Space - 2nd Floor



Swinney & Associates
Guide. Support. Educate. Collaborate.

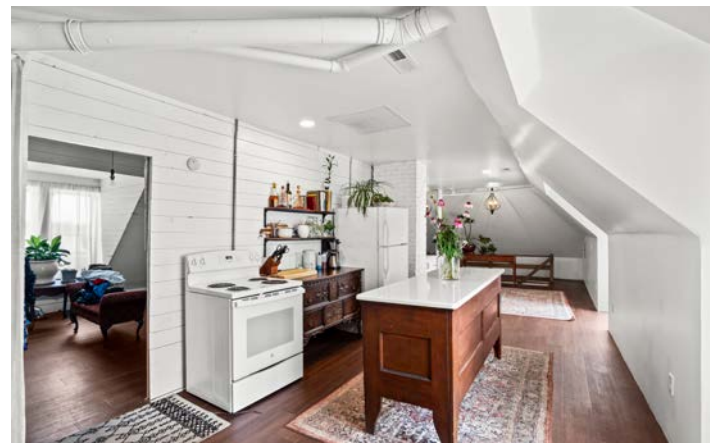


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Living - 3rd Floor



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Garden

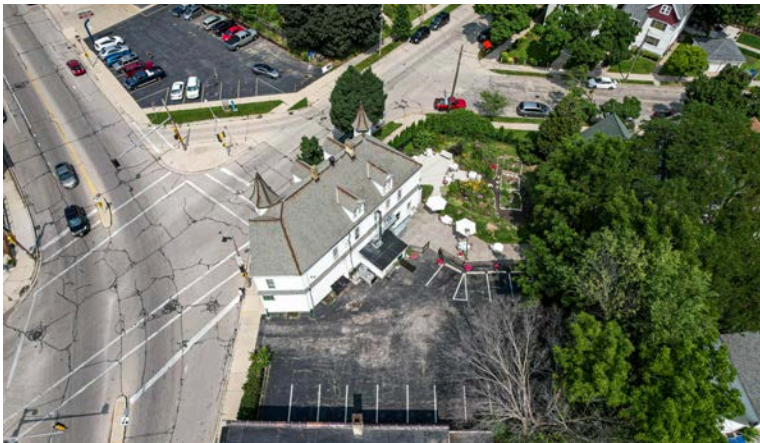
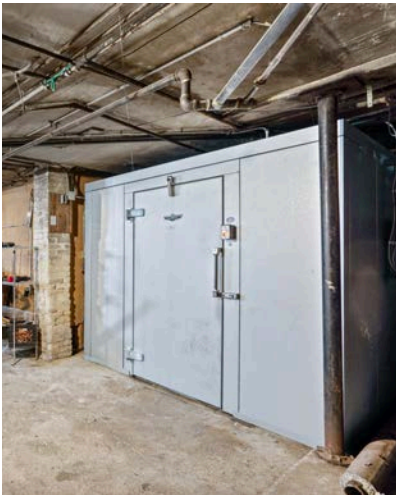


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Kitchen & Parking



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Bric A Brac



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Location



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Operating Expenses & Potential Gross Income

Monthly Operating Expenses (estimate)

Property Taxes	\$1075
Average Energy Bill	\$1500
City Water Bill	\$167
Property Insurance	\$167
Trash Collection	\$200
Repair & Maintenance	\$500

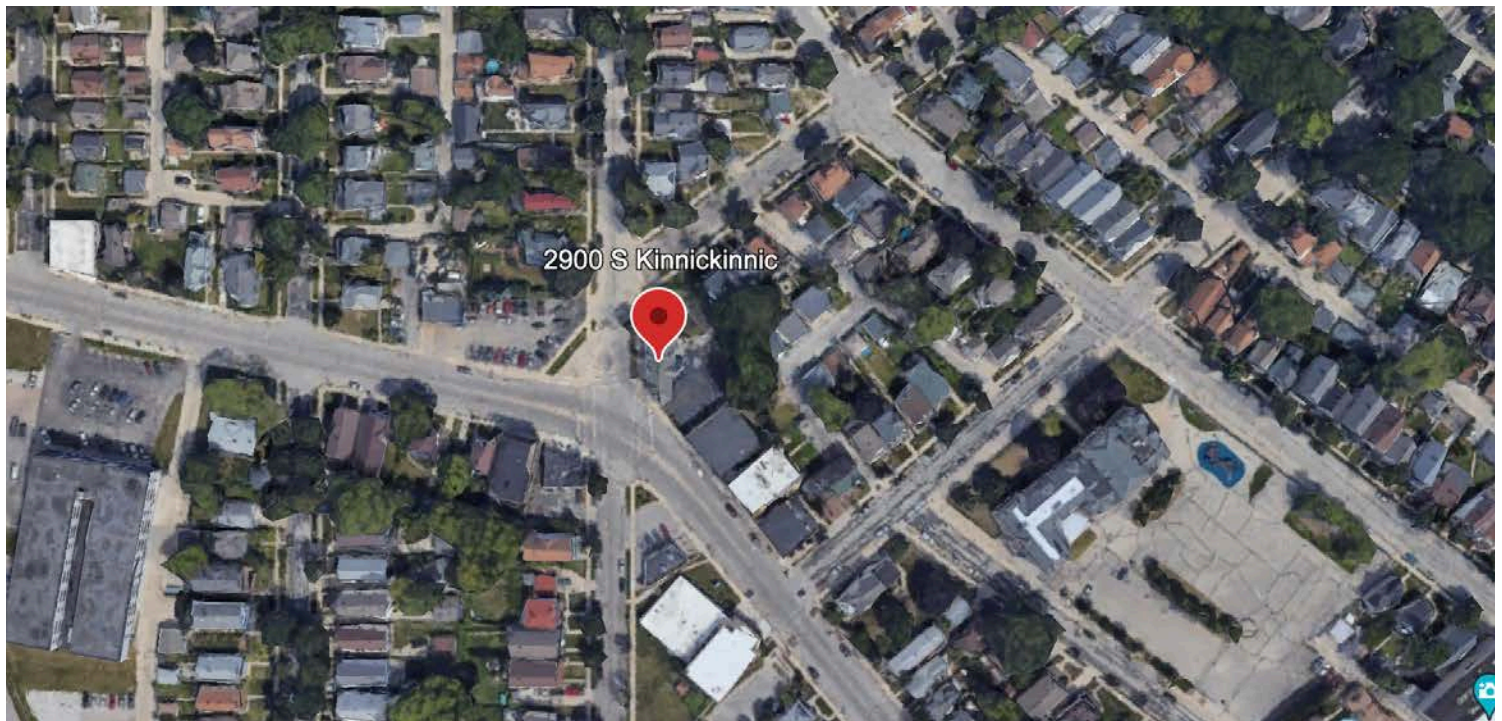
**PERFECT FOR AN
OWNER OPERATOR!**

Potential Gross Income (estimate)

Restaurant & Tavern	\$6000
2nd Floor Apartment	\$1800
Studio	\$1500

Potential Net Operating Income

\$68,300



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Commercial Opportunity For Sale

Improvements, Upgrades & Maintenance*

- Masonry work & Drain Tile \$50,000
- Hood Install & Kitchen Equipment \$80,000
- Lower Level Walk-in Cooler \$14,000
- Garden & Landscaping \$30,000
- 3rd Floor Build-Out & Furnace \$46,000

Miscellaneous

- Qualifies for National Historic Registry
- Triple City Lot
- Directly West of South Shore Park
- 2nd Floor Event Space could be converted back to Apt

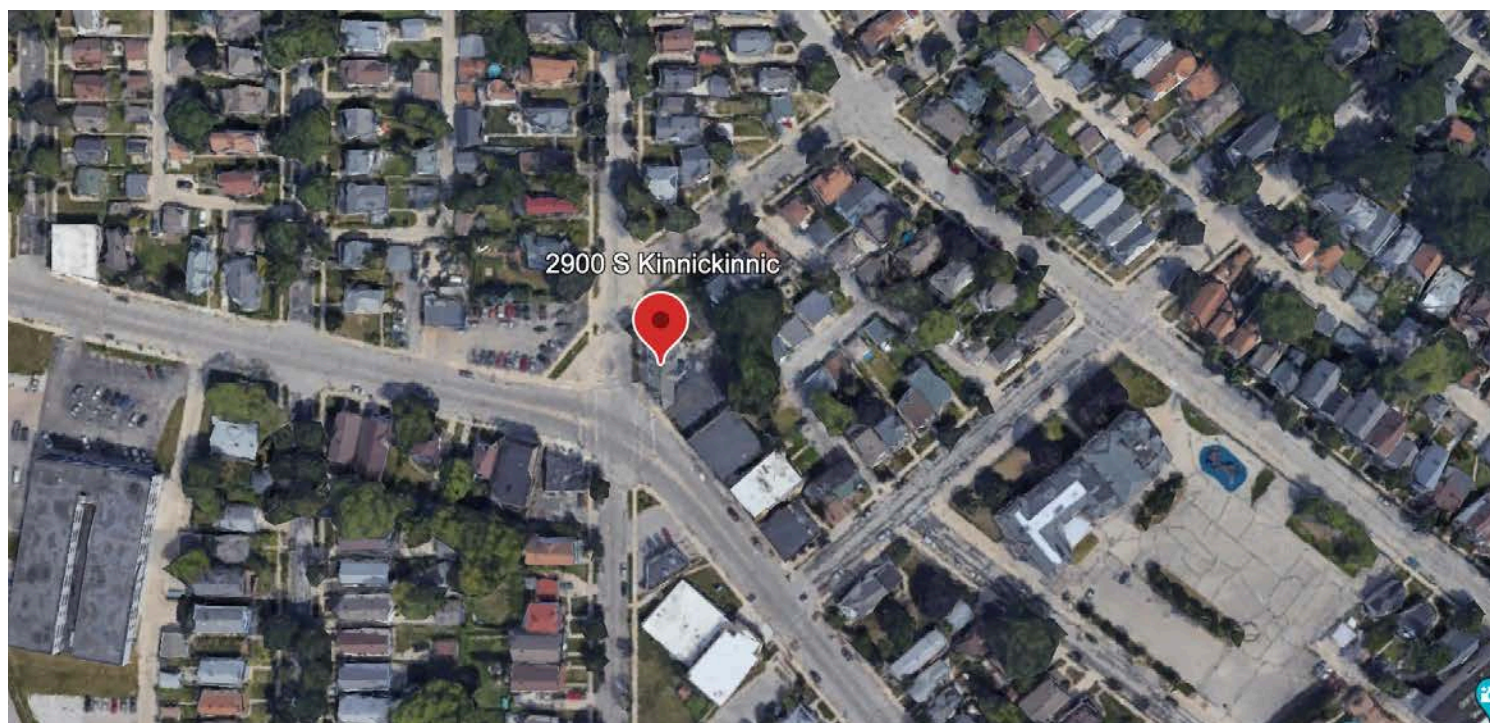
*Complete List Available

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