

807 61<sup>st</sup> St., Kenosha, WI 53143



**FORMER MASONIC TEMPLE BUILDING  
HISTORICAL ADAPTIVE REUSE FOR SALE**

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**PROTECT  REALTY**

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## I. EXECUTIVE SUMMARY

- Confidentiality & Disclaimers
- Property and Purchase Highlights

## II. PROPERTY OVERVIEW

- Aerial Maps
- Site Plan
- Survey
- Property Photos

## III. Zoning and Demographics

- Demographic information
- Zoning Map

# Confidentiality and Disclaimers



This Offering Memorandum contains select information pertaining to the business and affairs of 807 61<sup>st</sup> St., Kenosha, WI (“Property”). It has been prepared by Protect Realty LLC on behalf of the current owner of record (“Seller” or “Owner”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the express written consent of Seller and Protect Realty. The materials included herein are based in part upon information supplied by the Seller and in part upon market assumptions made by Protect Realty from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Protect Realty, you agree:

1. The Offering Memorandum and its contents are confidential and subject to a separate written and signed Non Disclosure agreement.
2. You will hold it and treat it in the strictest of confidence;
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.
4. Seller shall not be responsible for any cooperating broker fee, and shall only be responsible for the payment of a commission to Protect Realty as the listing agent upon the completion of a sale, and in accordance with the terms of the listing agreement between Seller and Protect Realty. Any prospective buyer being represented by a broker shall be solely responsible for the payment of any commission to the prospective buyer’s own agent.

Seller reserves the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property. If you wish not to pursue the acquisition of the Property, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase and Sale Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Protect Realty or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.



# PROPERTY & PURCHASE HIGHLIGHTS



Historic Photo

- **Historical Adaptive Reuse Opportunity**
- **Great Location close to Downtown Kenosha**
- **Walk to Lake Michigan beach/Marina, Parks, Train, shopping and restaurants**
- **Adjacent to Froedtert Kenosha Hospital**
- **Average HH income over \$73k within 5 miles**

## OFFERING HIGHLIGHTS

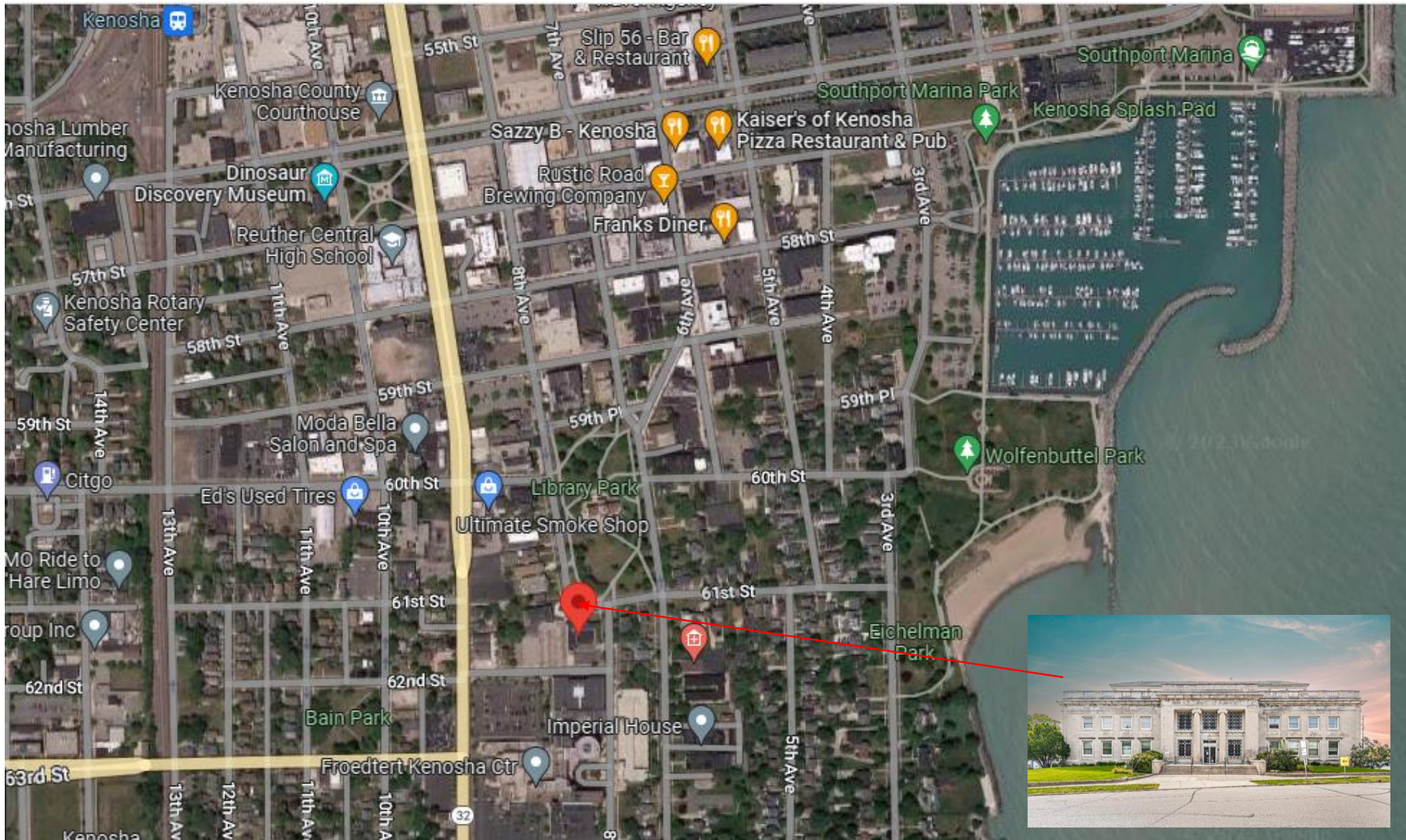
<b>Type:</b>	<b>Historical Adaptive Reuse Development</b>
<b>Description:</b>	<b>Originally built in 1924, This former Masonic Temple was added to the National Historical Register in 1988.</b>
<b>Building Size:</b>	<b>Approximately 24,000 Sq. Ft..</b>  1st Floor: 9,950 sq.ft. 2nd Floor: 9,190 sq.ft. 3rd Floor 4,860 sq.ft.
<b>Lot Size:</b>	<b>40,974 SF (.94 Acre)</b>
<b>Taxes:</b>	<b>2021 Taxes (paid in 2022): \$15,718</b>
<b>Parking:</b>	<b>50 surface parking spaces</b>
<b>Sale Price:</b>	<b>Subject to Offer</b>
<b>Lease Rate:</b>	<b>Subject to Offer</b>
<b>PINs:</b>	05-123-06-103-017 (807 61 <sup>st</sup> . St.) 05-123-06-103-015 (824 62 <sup>nd</sup> St.)
<b>ZONING</b>	<b>IP (Institutional Park District)</b>
<b>Offer Guidelines</b>	<b>Subject to Offer</b>



# 807 61ST St. AERIAL



- Less than 2 Blocks From Lake Michigan
- Walk to downtown, park, shops/restaurants
- Adjacent to Froedtert Kenosha Hospital
- Less than a mile to Kenosha train station

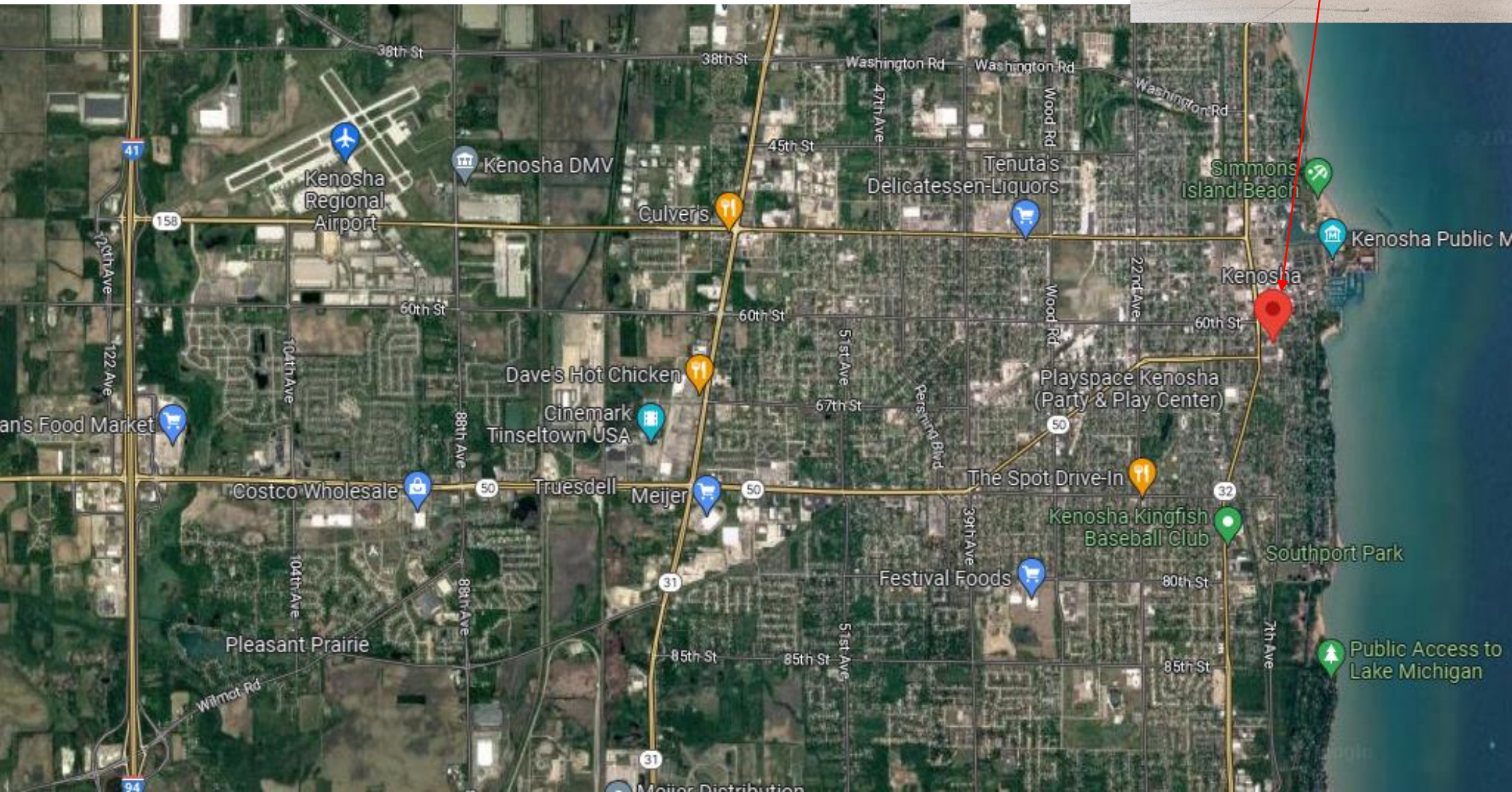




# KENOSHA AERIAL

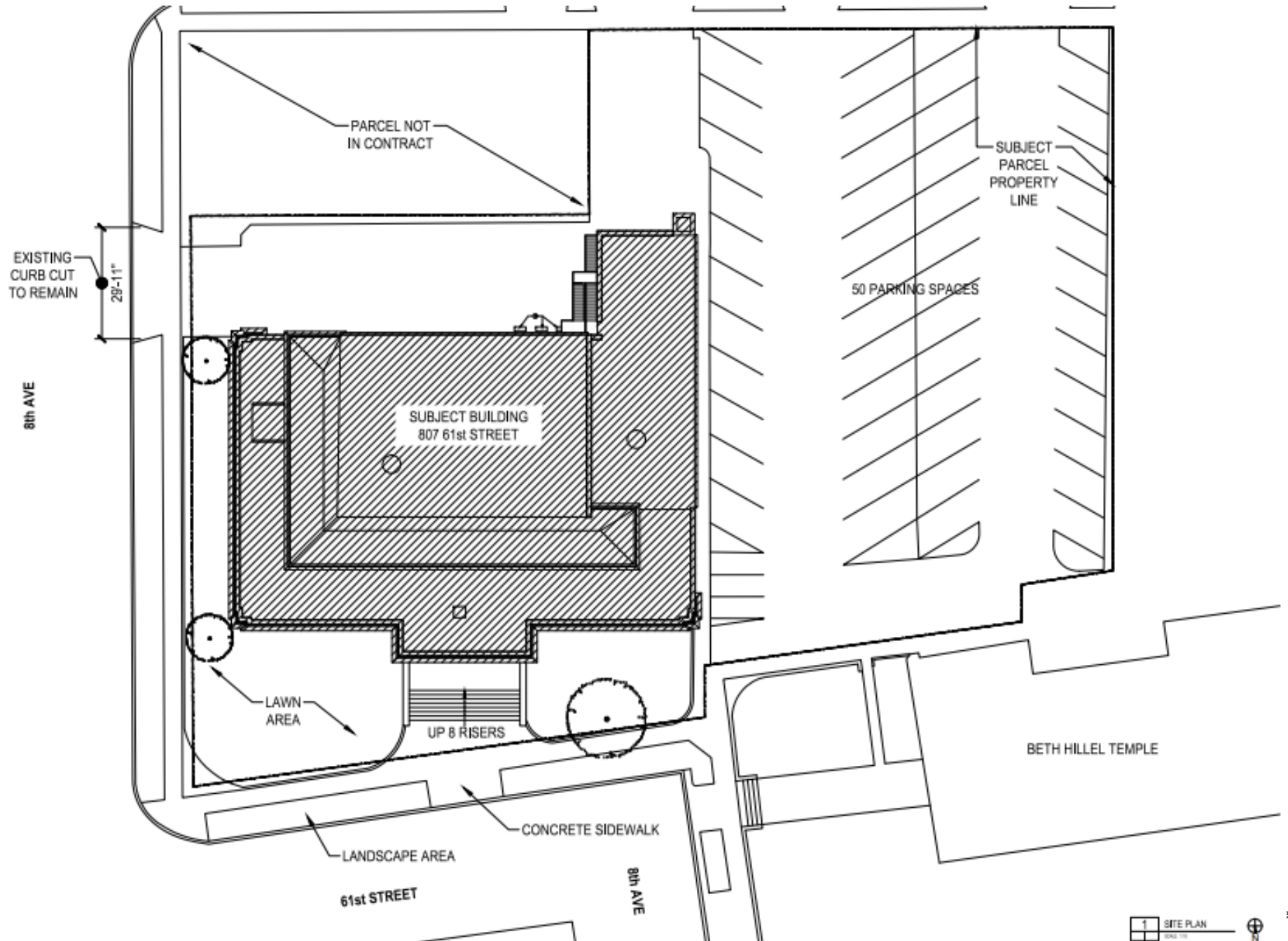


- Less than 7 miles to Highway 41/94
- 40 Miles to Downtown Milwaukee
- 60 Miles to Downtown Chicago

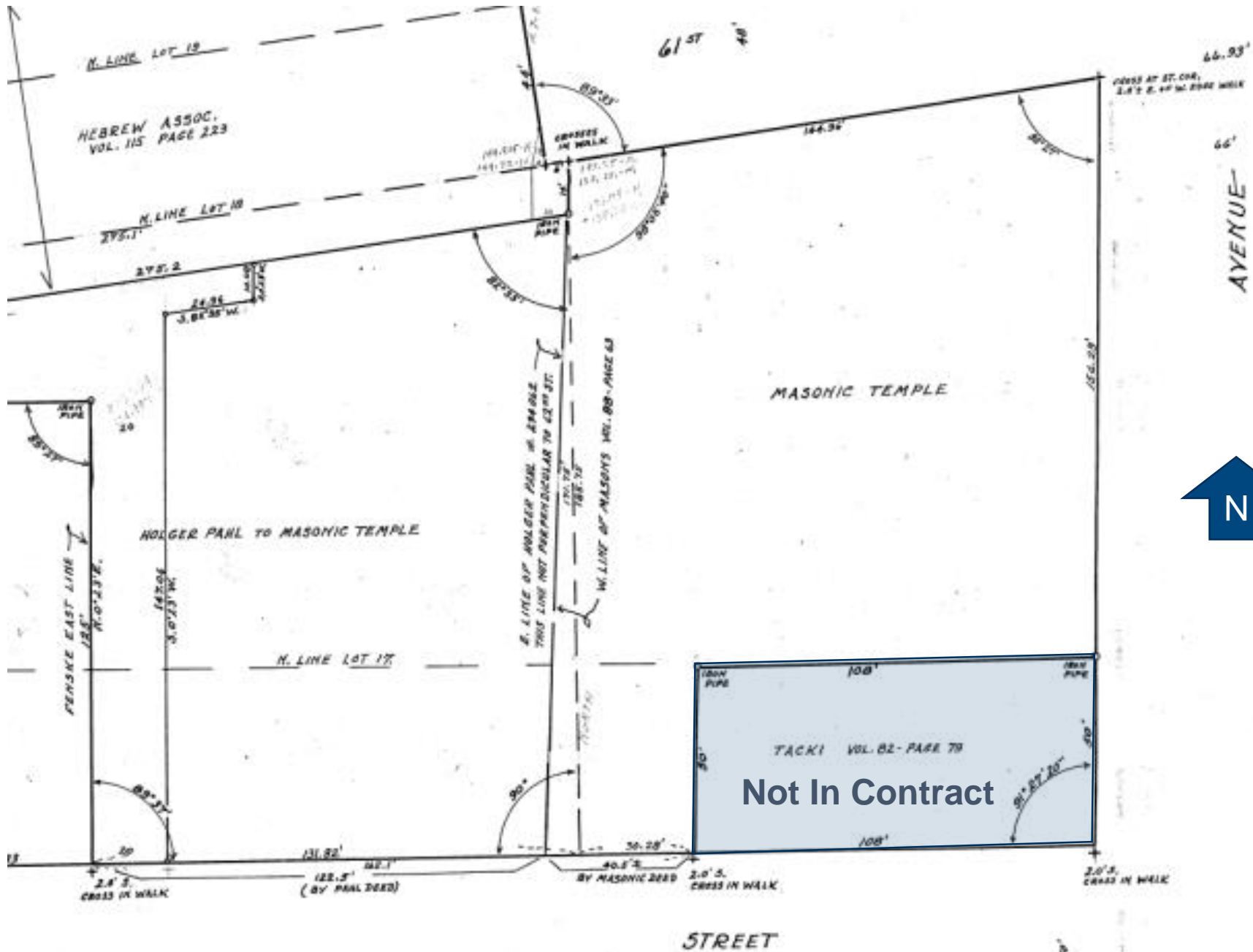




# PROPERTY SITE PLAN



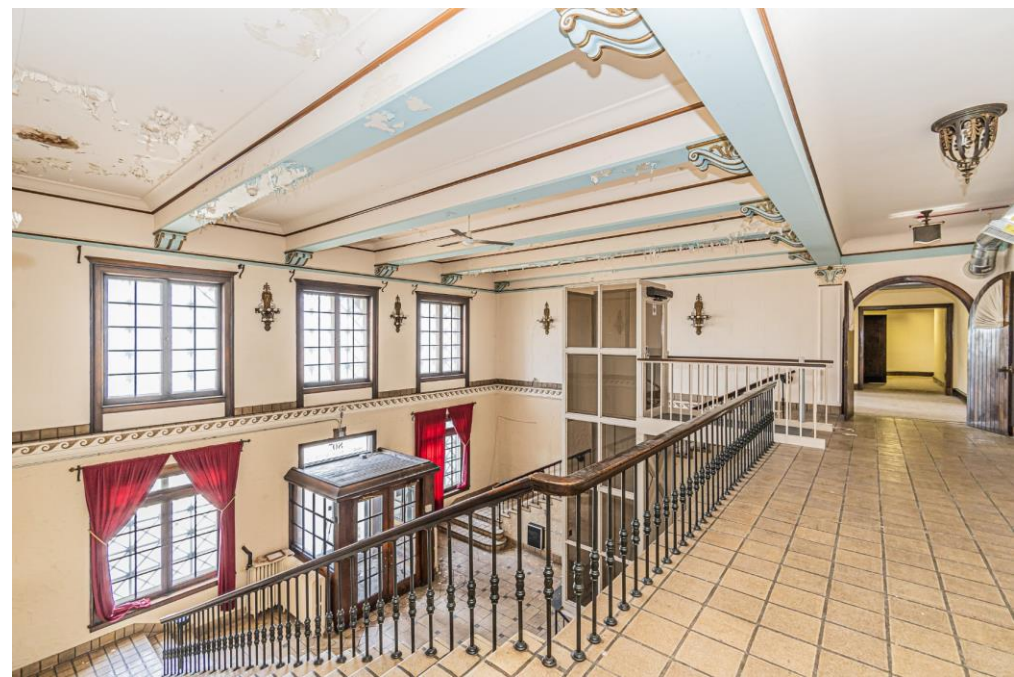
# PROPERTY SURVEY







# BUILDING PHOTOS





# BUILDING PHOTOS





# AREA DEMOGRAPHICS



## Population

	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
2010 Population	46,498	109,929	220,757
2022 Population	45,017	109,873	219,289
2027 Population Projection	45,303	111,245	220,299

## Income

	<b>2 mile</b>	<b>5 mile</b>	<b>10 mile</b>
Avg Household Income	\$61,332	\$73,368	\$75,689
Median Household Income	\$48,282	\$58,765	\$58,928
< \$25,000	4,167	8,326	16,316

# ZONING MAP (Institutional Park)



	RR-1 RURAL SINGLE FAMILY		RG-2 GENERAL RESIDENTIAL		M-1 LIGHT MANUFACTURING
	RR-2 SINGLE FAMILY RESIDENTIAL		RD TWO FAMILY RESIDENTIAL		M-2 HEAVY MANUFACTURING
	RR-3 URBAN SINGLE FAMILY		RM-1 MULTIPLE FAMILY RESIDENTIAL		IP INSTITUTIONAL PARK
	RS-1 SINGLE FAMILY RESIDENTIAL		RM-2 MULTIPLE FAMILY RESIDENTIAL		A-1 GENERAL AGRICULTURE
	RS-2 SINGLE FAMILY RESIDENTIAL		RM-3 ELDERLY AND HANDICAPPED HOUSIN		A-2 AGRICULTURAL LAND HOLDING
	RS-3 SINGLE FAMILY RESIDENTIAL		B-1 NEIGHBORHOOD BUSINESS		C-1 UPLAND CONSERVANCY
	TRD-1 TRADITIONAL 1&2 FAMILY		B-2 COMMUNITY BUSINESS		C-2 LOWLAND CONSERVANCY
	TRD-2 TRADITIONAL MULTI-FAMILY		B-3 CENTRAL BUSINESS		FW FLOODWAY
	RG-1 GENERAL RESIDENTIAL		B-4 MIXED USE		GFP - General Flood Plain





## Former Masonic Temple Building Historical Adaptive Reuse For Sale

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