



MILWAUKEE, WI

2-ACRES PIER MILWAUKEE SITE

REAL ESTATE SERVICES

OPPORTUNITY

Transwestern's John Dulmes and Daniel Walsh were retained by Milwaukee Pier Inc., to brokerage the sale of a 2-acre site at Becher Street and I-94 (2078 S. 4th Street, Milwaukee, WI) on the Kinnickinnic River.

SOLUTION

"This property was a compelling investment opportunity; immediately viable as a successful marina with multiple avenues for product and service growth and offering tremendous potential for future redevelopment" said Walsh. "The new marina operator will benefit from the previous owner's sterling reputation and the property's rare combination of access to Lake Michigan and adjacency to a full interstate interchange, while the new owner is still in early on the long-term revitalization of the surrounding area, including the \$100 Million plan announced today for the former Horney Goat property just across the river."

RESULTS

Susan M. Matson Trust purchased the property for \$2.1 million, which will be leasing the property to a new marina operator.

The property features exceptional visibility and access to I-94. Its 400 feet of frontage include a boat launch and 16 boat slips up to 40' long on the recently dredged Kinnickinnic River where its only 20 minutes to Lake Michigan. The site also includes two 2,500-square-foot boat storage warehouses and two service buildings of 900 and 720 square feet.