

3500 N. Sherman Blvd

A Milwaukee Landmark



Year Built: 1958

Age of Roof: Approx. 10 years

Age of Mechanicals: 4-5 years

Foundation: Poured concrete

Building size, gross: 21,290 sq ft

Building size, rented: 13,021 sq ft

Land area: 0.346 acres

Rent roll, 2026: \$14,400/mo, \$172,800/yr.

PERSONALITY

Originally the home of WOKY radio, Milwaukee's first Top 40 radio station, the building now houses a wide variety of tenants - Salons, Churches, Home Healthcare, Social Service agencies and more.

A community of professional, hard-working and caring individuals.

IMPROVEMENTS

2019: Security system, Exterior painting, Parking lot paved, Suites painted, Windows replaced

2020: Two boilers installed, Carpeted two suites

2021: Elevator modernization, Two boilers installed, Electrical panel replaced, Basement windows replaced w/glass block

2022: Carpeted 2 suites, Windows replaced, Suites painted, Front landscaping

2023: Electric panel replaced, Electric heater timers installed

2024: 2nd floor Bathroom remodeled

2025: Suite 100A Carpeted, Electric panel replaced, Windows replaced, 3rd floor Bathroom remodeled

2026: Basement bathroom remodeled, Basement framed out, Basement rough electrical



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