VACANT LAND · BREWER'S HILL · MILWAUKEE

Three Buildable Infill Lots on N. Palmer St.

2032, 2036 & 2038 N. Palmer Street, Milwaukee, WI 53212

$200,000	$600,000	±12,709 SF	RT4
PER LOT	ALL THREE LOTS	COMBINED (±0.29 AC)	RESIDENTIAL ZONING



Concept streetscape (west view from Palmer St.) — American Foursquare, Craftsman & Italianate residences. Concept only; not approved plans.

OPPORTUNITY

Three newly created, separately taxed lots (CSM No. 9617, recorded Dec. 2024) in one of Milwaukee's most established historic neighborhoods, minutes from downtown. Offered individually or as a package — seller prefers to sell all three together.

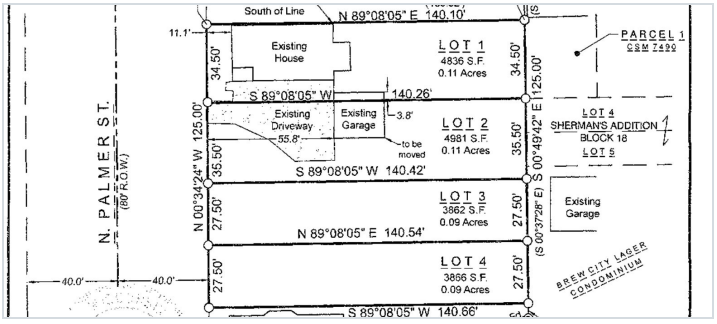
HIGHLIGHTS

- Concept site plan for three single-family homes, each with a rear carriage house (1-bed residence over 2-car garage)
- Recorded joint driveway easement (Doc. 11546586) providing shared rear access across the east 24 ft of each lot
- Municipal water, sewer & natural gas at the street; electric at rear of lot
- Topographic survey (Sigma Group, 2024) and certified survey map available
- Separate parcels with individual tax keys — build one, two, or all three

LOT SUMMARY

Address	Parcel ID	Size	SF
2038 N. Palmer · Lot 2	3532052000	35.5' × 140'	4,981
2036 N. Palmer · Lot 3	3532053000	27.5' × 140'	3,862
2032 N. Palmer · Lot 4	3532054000	27.5' × 140'	3,866
Total			**12,709**

CERTIFIED SURVEY MAP



Information deemed reliable but not guaranteed. Lot sizes per CSM No. 9617; zoning per CSM notation. Buyers should independently verify zoning, buildability, utilities and all other information. Concept plans are illustrative only.

Kyle Ristow, CREN
Owner & Founder, Luxe Haven Real Estate Group at Forward Realty Partners
414.426.9964
kyleristow@gmail.com · luxehavenwi.com