

HOME INFORMATION

N84W15464 MENOMONEE AVENUE-4 UNITS

APPROXIMATE AGE OF MECHANICALS PER SELLER

- ❖ Age of water heater: 2 and 4 years
- ❖ Age of AC: Newer but unknown
- ❖ Age of furnace: Unknown
- ❖ Age of roof: 6 years

RENTS/LEASES

- ❖ Unit F1 - \$1320/month with one year lease thru August, 2027 (Lease started Aug 2025)
- ❖ Unit F2 - \$1295/month with one year lease thru January, 2027 (Lease started Feb 2026)
- ❖ Unit F3 - \$1260/month with month to month lease (Lease started 2023)
- ❖ Unit F4 - \$995/month with month to month lease (Lease started 2006)

TENANT RESPONSIBILITY

- ❖ Tenants pay all water/sewer and gas/electric utilities for their separately metered units

UPDATES

- ❖ Units F1, F2 & F3 completely remodeled with laminate and stainless steel appliances
- ❖ New water heaters 2022 & 2024
- ❖ New roof around 2020
- ❖ New gutters 2026
- ❖ Newer Central air units

NEIGHBORHOOD INFORMATION

- ❖ Shared parking with parcel to west but seller believes property has 7 parking spaces titled to the property
- ❖ Convenient location in Menomonee Falls, close to downtown, near everyday shopping, restaurants, and grocery stores
- ❖ Nearby parks and outdoor recreation, including Village Park, Rotary Park, and Lime Kiln Park
- ❖ Easy access to Appleton Avenue and major commuter routes
- ❖ Community events, summer concerts, and family-friendly activities throughout the year
- ❖ Convenient access to Milwaukee and surrounding suburbs
- ❖ Served by the Menomonee Falls School District