SHOWING INSTRUCTIONS

1225-1227, 1229 S 20th St., Milwaukee

Pre Seller Requests:

Buyers Agent must be present for all showings, inspections & final walk thru.

Showing Instructions:

Use Aligned Showings. Go & Show

ONLY THE FOLLOWING UNIT IS AVAILABLE FOR 1ST SHOWING:

1227 - Vacant (Front Duplex Lower Unit, Door on Left)

Lockbox is on Gas Meter on front duplex between unit 1225 & 1227 entrance.

Basement Access:

Front Duplex Basement is accessible thru back door on side of building.

Back Duplex basement is accessible thru rear entrance.

Cottage Basement **NOT** Accessible on 1 st Showing.

Do Not Attempt to see other units!! Tenant occupied.

Remaining units available for viewing upon Accepted Offer.

CASH/HARD MONEY OFFERS STRONGLY ENCOURAGED

Please send offers as one PDF and include proof of funds

to Marcia Abramowski **marcia.abramowski@cbrealty.com**

Sellers would prefer to close as soon as possible.

Please allow 48 hours for binding acceptance.

Sellers reserve the right to accept an offer at anytime.

Seller will be using Burnet Title for closing services.

Effective 1/1/26, Coldwell Banker will no longer accept Trust Funds or checks for earnest money deposits.
All deposits must be made through **Payload**, a secure platform that sends a payment link to the buyer or their agent.
If this process is unacceptable, please arrange for another entity to hold the earnest money deposit.

Please contact Marcia Abramowski 262.210.0567 with questions.

MARCIA ABRAMOWSKI | COLDWELL BANKER REALTY

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