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1331 N M.L.K. JR DR
MILWAUKEE, WI







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1331 N. Dr. Martin Luther King Jr. Drive

Milwaukee, Wisconsin

Property Overview

Historic Character. Modern Versatility. Exceptional Opportunity.

Dating back to 1895, this remarkable mixed-use property brings together Milwaukee's architectural heritage and the flexibility of contemporary commercial and residential spaces. Exposed Cream City brick, soaring wood beamed ceilings, concrete floors, and distinctive industrial details create an unforgettable setting.

Positioned along the historic Dr. Martin Luther King Jr. Drive corridor, the building offers an opportunity to combine business, investment, and residential living in a location just minutes from downtown Milwaukee.

Architectural Heritage

- Originally constructed in 1895, showcasing historic masonry and industrial craftsmanship.
- Exposed Cream City brick, vaulted wood-beam ceilings, and concrete flooring.
- A distinctive hand-operated elevator, believed to be an early Otis-Fensom model, featuring a traditional rope-and-pulley mechanism.
- Prominent street frontage with storefront windows and signage visibility.
- Located along the historic corridor connecting the neighborhood to downtown Milwaukee.

Location & Neighborhood

Situated in Milwaukee's Haymarket area, the property enjoys convenient access to downtown, major transportation routes, and the city's growing entertainment and business districts.

Nearby destinations include:

- Fiserv Forum and the Deer District
- Landmark Credit Union Live and other entertainment venues
- Milwaukee RiverWalk and Water Street dining
- The Trade and Aloft hotels
- Turner Hall Ballroom
- Milwaukee School of Engineering (MSOE)
- Milwaukee Area Technical College (MATC)
- Nearby residential and commercial redevelopment

The surrounding mix of entertainment, employment, education, and residential development contributes to the property's appeal.

Main Level | Commercial & Flexible-Use Spaces

The first floor offers a combination of established office space, expansive gathering areas, and functional utility spaces.

Street-Facing Commercial Space

- Prominent storefront with excellent visibility from Dr. Martin Luther King Jr. Drive.
- Existing office and workspace configuration.
- Loft area offering additional usable space and potential for greater privacy.
- Flexible layout suitable for a variety of commercial configurations, subject to approvals.

Interior Gathering & Workspace Areas

- Spacious rear room featuring abundant natural light and approximately 14-foot ceilings
- Adaptable layout for meetings, collaborative workspaces, or other approved uses.
- Additional separate room/bedroom with a garage style partition and built in Murphy bed.
- Full bathroom with tub and shower, plus two half bathrooms.
- Secondary exterior access.

Garage & Utility Areas

- Expansive garage with approximately 14 foot ceilings.
- Epoxy flooring and room for multiple vehicles or substantial storage.
- Dedicated laundry facilities.

- Additional functional space supporting commercial or personal needs.

Upper Level | Residential Living

The upper level provides a distinctive residential retreat that complements the building's commercial functionality.

Features include:

- One bedroom residential layout with generous living and entertaining areas.
- Spacious kitchen with a substantial island and multiple seating areas.
- Modern kitchen amenities and maple cabinetry.
- Pine flooring and warm architectural details.
- Large bathroom featuring custom cabinetry and a walk-in shower.
- Rooftop terrace with gazebo covering and screening.

The combination of residential comfort and commercial flexibility creates an attractive live/work opportunity, subject to applicable use requirements.

Property Improvements & Systems

The following improvements were reported in prior listing materials and should be verified with the seller:

- Roof replacement — 2019
- Building air-conditioning improvements — 2024
- Additional apartment wall-mounted A/C unit — 2024
- Washer and dryer replacement — 2024
- Two furnace installations serving designated building areas
- Electrical and lighting updates
- Security camera system utilizing LTS Connect
- Bluetooth-enabled speakers and ceiling fans

Commercial & Investment Potential

With its blend of storefront visibility, flexible interior spaces, residential accommodations, and substantial garage area, this property offers several avenues for exploration.

Potential uses may include professional offices, creative workspaces, specialty retail, studio space, or continued mixed-use occupancy.

Any change in occupancy, business activity, residential configuration, or building expansion is subject to applicable zoning, permitting, code requirements, and governmental approvals. Buyers should independently verify feasibility.

Property Operating Information

- **Commercial tenancy:** M2M tenant in front office at $4.500 per month;
- **Water:** average of $283 per quarter.
- **2025 property taxes:** $24,103; confirm with municipal tax records.

Current leases, operating expenses, utility responsibilities, and supporting documentation should be reviewed as part of buyer due diligence.

A Property with a Story. An Opportunity with Possibility.

Few properties offer this combination of historic architecture, flexible commercial space, residential living, and proximity to downtown Milwaukee. Whether envisioned as a business headquarters, investment property, or distinctive live/work setting, 1331 N. Dr. Martin Luther King Jr. Drive offers the opportunity to become part of Milwaukee's next chapter.

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Information is subject to independent verification. Square footage, dimensions, improvements, lease terms, expenses, permitted uses, and property features are not guaranteed. Buyers should conduct their own due diligence.