FORMER BANK BRANCH FOR SALE

190 E. GENEVA ST. / ELKHORN, WI 53121

MID-AMERICA®
Real Estate-Wisconsin, LLC

THE PROPERTY

FORMER BANK BRANCH

190 E. GENEVA ST. / ELKHORN, WI

Address

190 E. Geneva St.
Elkhorn, WI 53121

Availability

Total GLA: 2,962 SF
.42 AC / 18,314 SF

Traffic Counts

6,100 vpd on Lincoln St.
4,700 vpd on Geneva St.

Features

- High signalized visibility intersection
- 3 drive-thru lanes
- Large monument sign
- Well maintained 15 +/- year old building

Parcel ID: YOP00191

Zoning: B-1 Central Business District

Parking: 13 stalls

Assessed Value: $720,000 based on 2025

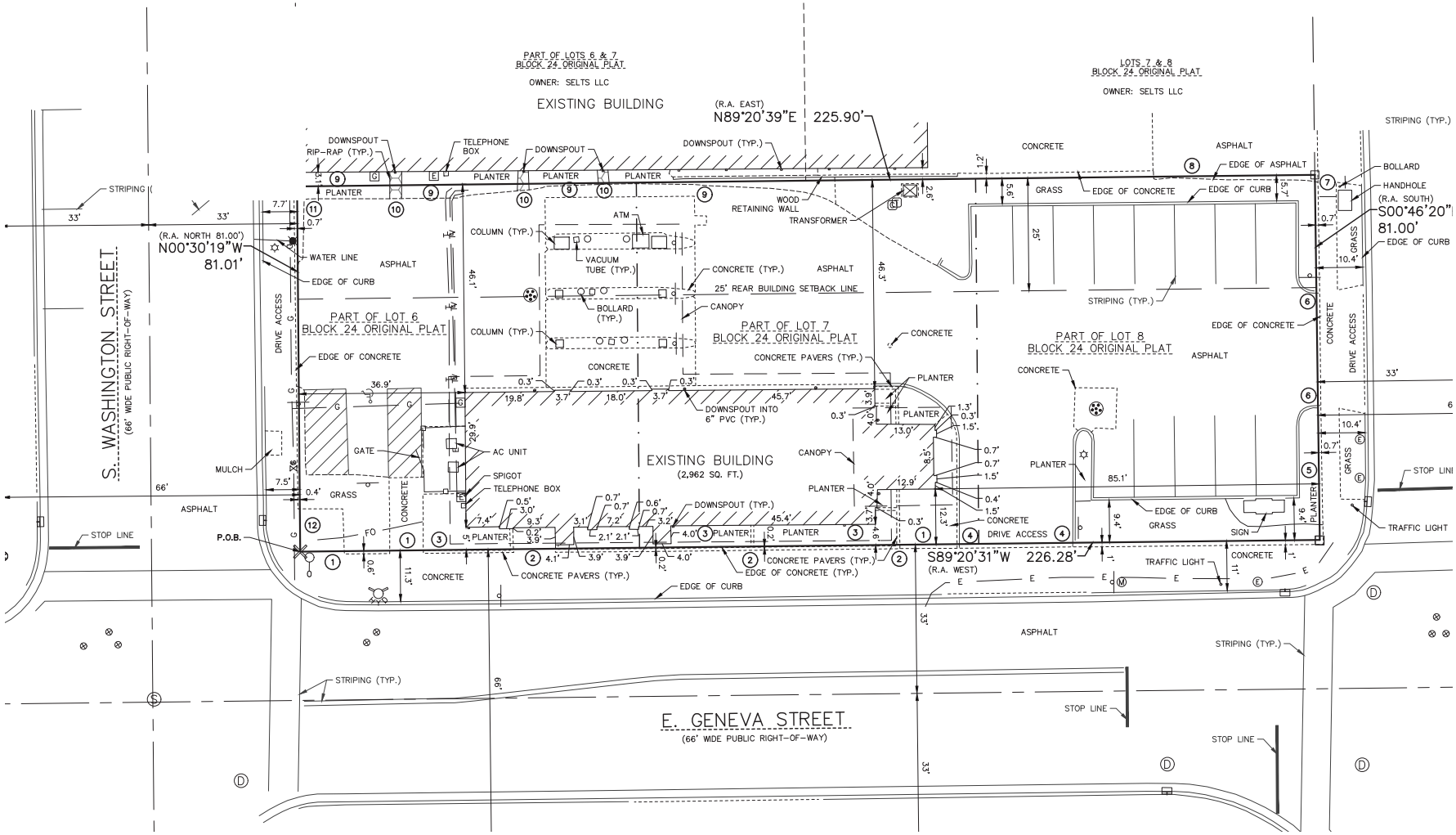
Real Estate Taxes: $10,326.77

Ask broker regarding deed restriction

Demographics

	1 MILE	3 MILES	5 MILES
POPULATION	5,820	11,321	18,218
HOUSEHOLDS	2,511	4,628	7,559
AVG HOUSEHOLD INCOME	$99,006	$104,130	$113,082
DAYTIME POPULATION	6,968	12,707	22,766

SITE PLAN


PART OF LOTS 6 & 7
BLOCK 24 ORIGINAL PLAT
OWNER: SELTS LLC
EXISTING BUILDING
(R.A. EAST)
N89°20'39"E 225.90'
LOTS 7 & 8
BLOCK 24 ORIGINAL PLAT
OWNER: SELTS LLC
S. WASHINGTON STREET
(66' WIDE PUBLIC RIGHT-OF-WAY)
(R.A. NORTH 81.00')
N00°30'19"W
81.01'
(R.A. SOUTH)
S00°46'20"
81.00'
PART OF LOT 6
BLOCK 24 ORIGINAL PLAT
PART OF LOT 7
BLOCK 24 ORIGINAL PLAT
PART OF LOT 8
BLOCK 24 ORIGINAL PLAT
EXISTING BUILDING
(2,962 SQ. FT.)
25' REAR BUILDING SETBACK LINE
S89°20'31"W 226.28'
(R.A. WEST)
E. GENEVA STREET
(66' WIDE PUBLIC RIGHT-OF-WAY)
P.O.B.
DRIVE ACCESS
STRIPING (TYP.)
STOP LINE
TRAFFIC LIGHT
BOLLARD
HANDHOLE
EDGE OF CURB
EDGE OF CONCRETE
EDGE OF ASPHALT
CONCRETE
ASPHALT
GRASS
PLANTER
WATER LINE
MULCH
GATE
AC UNIT
SPIGOT
TELEPHONE BOX
DOWNSPOUT
RIP-RAP (TYP.)
DOWNSPOUT INTO 6" PVC (TYP.)
CONCRETE PAVERS (TYP.)
EDGE OF CONCRETE (TYP.)
WOOD RETAINING WALL
TRANSFORMER
ATM
VACUUM TUBE (TYP.)
COLUMN (TYP.)
CONCRETE (TYP.)
CANOPY
SIGN
FO

FORMER BANK BRANCH

ELKHORN, WI

JOE KLEIMAN

414.390.1408

JKleiman@MidAmericaGrp.com

MidAmericaGrp.com

600 N Plankinton Ave #301
Milwaukee, WI 53203

414.273.4600

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- The duty to safeguard trust funds and other property held by the Firm or its Agents.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.
The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see “Definition of Material Adverse Facts”).
2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____ _____
_____
_____
(Insert information you authorize to be disclosed, such as financial qualification information.)

CONFIDENTIAL INFORMATION: _____
_____
_____

DEFINITION OF MATERIAL ADVERSE FACTS

A “Material Adverse Fact” is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party’s decision to enter into a contract or agreement concerning a transaction or affects or would affect the party’s decision about the terms of such a contract or agreement.

An “Adverse Fact” is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

NOTICE ABOUT SEX OFFENDER REGISTRY

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://www.doc.wi.gov or by telephone at 608-240-5830.