

NEW CIREX LISTINGS



#22431

NEW!

1457 E Washington Ave

Avail Sq. Ft: 6,046
Rate Sq. Ft: \$19.95
Term: 3-10 **Elec/RE Tax:** inc.
Ins/CAM: inc. **Parking:** Yes

Nicely appointed 6,046 LSF office suite available with multiple private windowed offices, a conference room, and an in-suite break room/kitchenette and restroom. Central, picturesque location right on the Yahara River Parkway. High visibility and convenient to Interstate.



Brad Mullins 608-257-0681
Scott LeBeau 608-285-8095



#28061

NEW!

152 W Johnson

Avail Sq. Ft: 720
Rate Sq. Ft: \$19.95
Term: 3-10 **Gas/Elec:** inc.
RE Tax/Ins: inc. **CAM:** inc.
Avail: Now **Parking:** Yes

720 LSF second floor office suite available. Updated common spaces. Prime location at the intersection of State, N. Henry and W. Johnson. Easy access to public and alternative transportation modes. Exceptional surroundings.



Brad Mullins 608-257-0681
Scott LeBeau 608-285-8095



#70271

NEW!

836 Phillips Blvd
 Sauk City, Sauk Co.

Avail Sq. Ft: 7,000-45,000
Rate Sq. Ft: \$8.00-\$10.00
Avail: Now **Zone:** Hwy Bus
Hwy Exp: Yes **OH Doors:** Yes
Parking: Yes **Ceiling:** 10 ft.

Sauk Prairie Harley Davidson has moved to Madison and this 45000 square foot building is now for lease and sale. Excellent frontage on Hwy 12 - The main business district.

Bunbury & Associates - Sauk Prairie
Dan Heffron
 608-643-8525
 dan@heffronhomes.com



#49461

NEW!

Varsity Quarters
 1419 Monroe St

Avail Sq. Ft: 1,498
Rate Sq. Ft: \$24.00-\$26.00

Join Kwik Trip's first ever campus-concept convenience store at this brand new mixed-used development in the heart of Madison's University of Wisconsin campus neighborhood. The development features 80 residential apartments and street-level retail space and sits directly across from Camp Randall Stadium.

MID-AMERICA Mid-America
 Real Estate - WI
Andrew Prater 414-273-4600
Dan Rosenfeld 414-273-4600



#70381

NEW!

White House Shoppes I & II
 6706-6714 Odana Rd

Avail Sq. Ft: 1,526-2,600
Rate Sq. Ft: \$14.00
Term: 3 **Ins:** inc.
Avail: Now **Parking:** Yes

3 inline retail spaces available at the White Shoppes located just steps from the West Towne Mall. Great opportunity for small business looking for high traffic area with affordable rates. Co-tenants include Supercuts and Best Brains.

Key Commercial Real Estate LLC
Jenny Lisak 608-729-1808
Mallory Rekoske 608-729-1803



#70211

NEW!

3650 Milwaukee St

Avail Sq. Ft: 112,180-228,100
Rate Sq. Ft: \$3.50-\$4.50
Term: 1-20 **Zone:** IL
Docks: Yes **OH Doors:** Yes
Parking: Yes **Ceiling:** 18.5', 31"

Prime industrial site 228,100 sf for lease with great highway access and close proximity to downtown Madison. Lot is approx 660'W x 785' L. Original 1962 warehouse includes office & warehouse space, HVAC system and 18.5' height.

Key Commercial Real Estate LLC
Aimee Bauman, CCIM 608-729-1801
Mike Wenzel 608-729-18070



#70291

NEW!

4005 Felland Rd
Ste. 106

Avail Sq. Ft: 2,700
Rate Sq. Ft: \$9.00
Term: 3 **Gas:** n.i.
Elec: n.i. **RE Tax:** n.i.
Ins: n.i. **CAM:** n.i.
Jani: n.i. **Avail:** 09/18
Zone: M1
OH Doors: Yes
Parking: Yes
Ins Parking: No

4005 Felland Road, Suite 106, Madison, WI, 2700 square feet total with 1050 square foot office and 1650 square foot warehouse with drive-in door, available September 1st.



St. John Properties, Inc.
Greg Fax
 262 524-0100 gfax@sjpgi.com



#53962

NEW!

Lakeland University
 1650 Pankratz St

Asking: \$2,800,000
Bldg Sq. Ft.: 14,800
Land: 1.92 acres **Hwy Exp:** Yes

Lakeland University building located in a business park on the growing north side near airport. Single Tenant, long term lease with options to extend. Cash flow, low maintenance, limited management. Located in Opportunity Fund Zone with potential major IRS benefits.

The Rifken Group, Ltd.
Martin Rifken 608-258-4640
 marty@rifken.com



#53822

NEW!

Moore's Towing & Repair
 3802 Mineral Point Rd

Asking: \$975,000
Bldg Sq. Ft.: 1,570
Land: 17,424 s.f. **RE Tax:** \$4,425
Parking: Yes **Ins Parking:** Yes
OH Doors: Yes **Zone:** NMX

17,424 sq ft parcel with a 1,570 sq ft two bay service station. Corner lot across from Glenway Golf & Village Bar, currently Moore's Towing. Zoned NMX! Sellers are retiring Contact listing agent.

Targa Inc
Robin Koth 608-836-0500
 robin.koth@gmail.com



#53972

NEW!

2725 New Pinery Rd
 Portage, Columbia Co.

Asking: \$1,790,000
Bldg Sq. Ft.: 26,000-26,780
Units: 3 **Land:** 3.03 acres
RE Tax: \$38,916 **Hwy Exp:** Yes

Located near Interstate 90/94 and 39 short drive to Madison and new portage Enterprise Center (business incubator) Zoned B-1 over 26000 sq. ft. available leased to Ace Hardware, MGM and laundries with one space available or lease.

First Weber Commercial
Mike Hotlen
 608-833-3711
 hotlenm@firstweber.com



#54102

NEW!

Trais Lounge
 Columbia Co.

Asking: \$269,000
Bldg Sq. Ft.: 4,100-4,180
Units: 1 **Land:** 19,890 s.f.
RE Tax: \$6,711 **Parking:** Yes

Successful Restaurant - been in operation for over 40 years seller to retire - Located in the historic Wauona Trail - across from the Veteran's Memorial Fields - fully equipped - turnkey business - over 4,000 sq. ft., large dining room.

First Weber Commercial
Mike Hotlen
 608-833-3711
 hotlenm@firstweber.com

NEW CIREX LISTINGS



#54052

216 S Hamilton St

Asking: \$530,000
Bldg Sq. Ft.: 1,630
Land: 5,663 s.f.
Avail: Now

NEW!



Cresa
TJ Blitz
 tblitz@cresa.com



#30664

County Road N
 Cottage Grove

Asking Sq. Ft.: \$2.80
Land Sq.Ft.: 43,560-868,586
Acres: 1-20
Asking Acre: \$122,000
Avail: Now
Zone: Agriculture
Hwy Exp: Yes

NEW!

Century 21 Affiliated - Alexander
Chris Alexander 608-381-4799
 chris@soldinwi.com



#17035

Lake Aire Motel

Lake Aire Motel
 436 Wisconsin Dells Pky, Lake Delton, Sauk Co.

Asking: \$1,200,000
Business: Motel
Bldg Sq. Ft.: 5,574 sf
Gl: \$110,000 **NOI:** \$23,000
RE Inc: inc. **Avail:** Now

Buy a prime piece of real estate operating as a motel in Lake Delton. This property includes 29 rooms and is eligible for the Village's funding assistance. Call for more information on funding.

Century 21 Affiliated - Alexander
Chris Alexander 608-381-4799
 chris@soldinwi.com



#17025

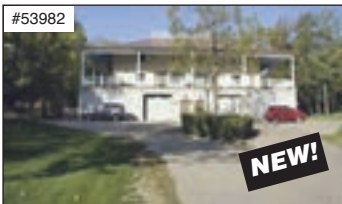
Nashotah Clubhouse

Watertown Plank Rd, Nashotah, Waukesha Co.

Asking: \$994,000
Business: Restaurant/Bar
Bldg Sq. Ft.: 2,500 sf
Land: 22000 **Gl:** \$800,000
RE Inc: inc. **Avail:** Now

Rare opportunity for a business minded entrepreneur looking for well established, busy, successful location. This restaurant & bar is in the heart of Lake Country. Turn key operation.

First Weber Group, Inc - West Towne
Jim Mohrbacher
 608-444-9650
 mohrbacherj@firstweber.com



#53982

2135 County Rd MM
 Fitchburg

Asking: \$599,000
Bldg Sq. Ft.: 3,600
Units: 2 **RE Tax:** \$9,908
Ins Parking: Yes **Avail:** Now

Duplex for sale in the city of Fitchburg, WI. One multi family unit and one single family unit.

Bunbury & Associates - Fitchburg
Steve Forrer
 608-852-0735
 steve@realtorforreryou.com



#30714

2271 Whalen Rd, Verona

Asking Sq. Ft.: \$0.94
Land Sq.Ft.: 9,365,400
Acres: 215 **Asking Acre:** \$41,116
Avail: Now **Zone:** A-3

Located between Verona and Fitchburg, 215 acres of prime development property. Already in City of Verona growth plan and have discussed annexation. With the new \$200M school and Epic employees's coming of the home owners age this project is for sure a winner.

Bunbury & Associates - Fitchburg
Steve Forrer
 608-852-0735
 steve@realtorforreryou.com



#17045

602 W Verona Ave, Verona

Asking: \$950,000
Business: Retail **Bldg Sq. Ft.:** 10,500
RE Inc: inc. **Avail:** Now

This Great Turn Key completely leased investment property with Long Term renters. Located near Epic Health Systems, across from Holiday Inn and Fairfield Inn & Suites and near the new \$200 Million High School.

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Steve Forrer
 608-852-0735
 steve@realtorforreryou.com



#17055

6470 Lavina Rd, Dane

Asking: \$4,970,000
Business: Dairy **RE Inc:** inc.

Large dairy facilities includes, parlor & parlor equip. 2 free stall barns, bulker silos, Manure pit/complete setup and 178 acres of prime ground. Currently milking 700 plus herd. purchase of dairy will receive (10 building site 178 acres total - parcel numbers include # 022/0908-254-8500-9 # 022/0908-253-8000-5 # 022/0908-2538500-0 #022/0908-264-8000-2 #022/0908-253-8000-1

Bunbury & Associates - Fitchburg
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 steve@realtorforreryou.com



#30724

6535 Grandview Rd, Verona

Asking Sq. Ft.: \$1.01
Land Sq.Ft.: 3,179,880
Acres: 73 **Asking Acre:** \$43,836
Avail: Now
Zone: RH-1

This 73 acres of prime development property, located just outside of the city of Verona

Bunbury & Associates - Fitchburg
Steve Forrer
 608-852-0735
 steve@realtorforreryou.com



#30734

Caine Rd, Fitchburg

Asking Sq. Ft.: \$0.39
Land Sq.Ft.: 4,486,680
Acres: 103 **Asking Acre:** \$16,990
Avail: Now **Zone:** A-1

Located on the corner of Whalen Rd. & Caine Rd. in the center of Beautiful Fitchburg. Approximately 103 acres of rolling land with 80 acres of tillable crop land and 25 acres of woods. Density reports shows (3) building sites. Owner will retain (1) 3 acre building site.

Bunbury & Associates - Fitchburg
Steve Forrer
 608-852-0735
 steve@realtorforreryou.com



#30744

6610 Sun Valley Pky, Verona

Asking Sq. Ft.: \$0.33
Land Sq.Ft.: 1,306,800
Acres: 30 **Asking Acre:** \$14,267
Avail: Now
Zone: A-1

30 acres of prim tillable farm land, located between Verona and Oregon.

Bunbury & Associates - Fitchburg
Steve Forrer
 608-852-0735
 steve@realtorforreryou.com



#54072

Walker House

1 Water Street, Mineral Point, Iowa Co.

Asking: \$800,000-\$950,000
Bldg Sq. Ft.: 12,000
Land: 1.26 acres. **RE Taxes:** \$5,437
Parking: Yes **Avail:** Now

This piece of history awaits you. Built in 1836. It's unique beautiful, clean with a goldmine of history. Over \$ 500,000 worth of renovations completed. Currently used for special events (Weddings, Company meetings, lodging, social occasions).

Century 21 Affiliated-Roessler
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