

New CIREX listings



#20155881

NEW!

402 Gammon Pl, Madison

Avail Sq. Ft.: 578-1,521
 Rate Sq. Ft.: \$19.95
 Term: 3
 Gas: Inc.
 RE Tax./Ins: Inc. CAM: Inc.
 Jani: n.i. Avail: 06/22
 Parking: Yes

Prime office space in an ideal location. Suites 205 and 215 are available. Suite 205 is 578 SF and 215 is 1,521 SF. Both have lots of windows. Suite 215 has a private bathroom and kitchenette.

Park Towne Realty LLC
 Mike Ring
 608-833-9044
 miker@parktowne.com



#20156021

NEW!

Eagle Plaza

805 Phillips Blvd, Sauk City

Avail Sq. Ft.: 1,600-2,570
 Rate Sq. Ft.: \$8.00-\$14.00
 Term: 3-10 Avail: Now

1,600-2,570 sq. ft. of highly visible retail space for lease along Hwy 12 in Sauk City, WI. Easy access, tons of parking and great long term neighboring tenants.

Wisconsin Commercial Real Estate
 Jesse Schluter
 608-669-2671
 jesse@wiccommercialre.com



#20156461

NEW!

Nelson Road Business Center

4001 Felland Rd, Madison

Avail Sq. Ft.: 2,400
 Rate Sq. Ft.: \$7.00
 Term: 3-5 Jani: n.i.
 Avail: Now Zone: M-1
 Docks: Yes Parking: Yes
 Ceiling: 16 ft

2400 SF warehouse available with dock loading.

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



#20156741

NEW!

Shorewood Commons Office Building

3330 University Ave, Madison

Avail Sq. Ft.: 1,436
 Rate Sq. Ft.: \$21.00-\$23.00
 Term: 5 Avail: 09/22

Includes 3 existing offices, conference room, kitchenette, and a storage room. Building amenities include a workout room, locker room with showers, and plenty of free parking.

Flad Development & Investment Corp.
 Tom Romano 608-833-8100
 Brian Flad 608-443-4365



#20156162

NEW!

1480 Oak Opening Dr, Stoughton

Asking: \$2,195,000
 Bldg Sq. Ft.: 26,400
 Land s.f.: 130680 RE Tax: 24820
 Parking: Yes Ins Parking: Yes
 Docks: 1 Zone: HC

Service, manufacturing, contractor or warehouse building offers a total of approximately 26,400 SF divided into 6,800 SF of office space and 19,600 SF in shop, production or storage space. Shop space offers 14' overhead doors

Matson & Associates, Inc/Real Living
 Tom Matson
 608-873-8700
 tmatson@matsonhomes.com



#20156664

NEW!

6656 Lake Rd, Windsor

Asking: \$1,500,000
 Bldg Sq. Ft.: 9,760
 Units: 2 Land s.f.: 200376
 RE Tax: 9614 Parking: Yes
 Ins Parking: Yes OH Doors: 1 Zone: G2

TRUCKING, OTR, SERVICE, STORAGE, TOWING; Relocate or start new...don't miss out on this opportunity to own a fresh and prime location complete with all amenities to get rolling out the gate. Location immediately off I94.

Devin Fowler Century 21 Affiliated
 Devin Fowler
 608-628-4758
 dfowler@c21affiliated.com



#20156472

NEW!

2402 E Washington Ave, Madison

Asking: \$999,000 Bldg Sq. Ft.: 3,784-5,732 Units: 5
 Land s.f.: 4791.60 Parking: Yes Ins Parking: Yes Zone: TSS

Mixed use building for sale on East Washington Ave. This building is in a great location with ample traffic and across the street from new development. This area of town is quickly appreciating. Diversified investment with two commercial spaces and three apartments. Take advantage of increasing rents and demand with this solid brick building. Contact listing agent for more details.



First Weber Group, Inc - Capitol
 Kyle Humphrey 608-843-4017
 kyle@humphreypropertygroup.com



#20156482

NEW!

1980/1988 Atwood Ave

Asking: \$2,200,000 Bldg Sq. Ft.: 7,154-11,741 Units: 7
 Land s.f.: 7840.80 Parking: Yes Ins Parking: Yes Zone: TSS

Rare opportunity to own a very well known set of income producing buildings on Atwood Ave! Home to The Alchemy restaurant and Thorp's Hair, these type of properties do not come up for sale often. Businesses are long term, established tenants and there are also have residential units that have no vacancies. Residential rents are low for the neighborhood and can be raised significantly.



First Weber Group, Inc - Capitol
 Kyle Humphrey 608-843-4017
 kyle@humphreypropertygroup.com



#20156492

NEW!

2322 Atwood Ave, Madison

Asking: \$1,359,000 Bldg Sq. Ft.: 5,144-8,023 Units: 4
 Land s.f.: 5227.20 Parking: Yes Ins Parking: Yes Zone: TSS

Well maintained brick mixed use building for sale on Atwood Ave. Property has not been on the market for a long time. A rare opportunity to purchase a thriving building on Atwood Ave. Chocolate Shoppe has moved in recently and remodeled their whole unit and along with Cafe Brittolo the back yard has been revitalized into a beautiful outdoor space. The residential units upstairs could potentially bring in more income upon renewals. Contact listing agent for more info.



First Weber Group, Inc - Capitol
 Kyle Humphrey 608-843-4017
 kyle@humphreypropertygroup.com



#20156692

Market Street Diner
110 Market St, Sun Prairie

NEW!

Asking: \$1,650,000 Bldg Sq. Ft.: 5,490-10,000
Parking: Yes Ins Parking: Yes Docks: 1

Turn Key Restaurant building with drive thru and complete bakery in lower level, w/ locker rooms and bathrooms. Each floor has over 5490 sq. ft plus elevator. Adjacent Municipal parking lot plus 7 on site stalls. Patio. Building could be converted to other uses such as legal or accounting offices. Plans available. Agent has small interest in property.



Crown Commercial Real Estate & Development, LLC
Ralph Kamps 608-345-2880 rsk@cirex.com

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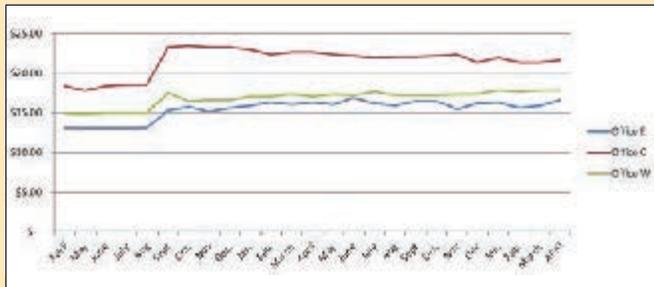
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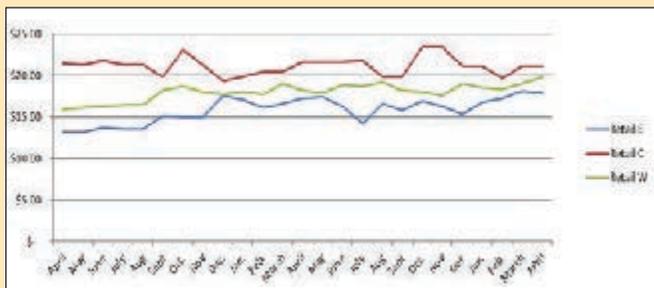
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**For more information, contact
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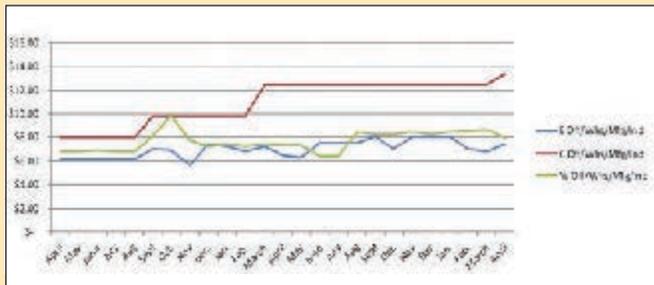
Greater Madison Area March 2022 Asking Lease Rates From 2/1/2012 -3/31/2022



Office Rates East: \$16.61 Central: \$21.66 West: \$17.79



Retail Rates East: \$17.85 Central: \$21.18 West: \$19.78



Office/Whse East: \$7.44 Central: \$13.40 West: \$7.95