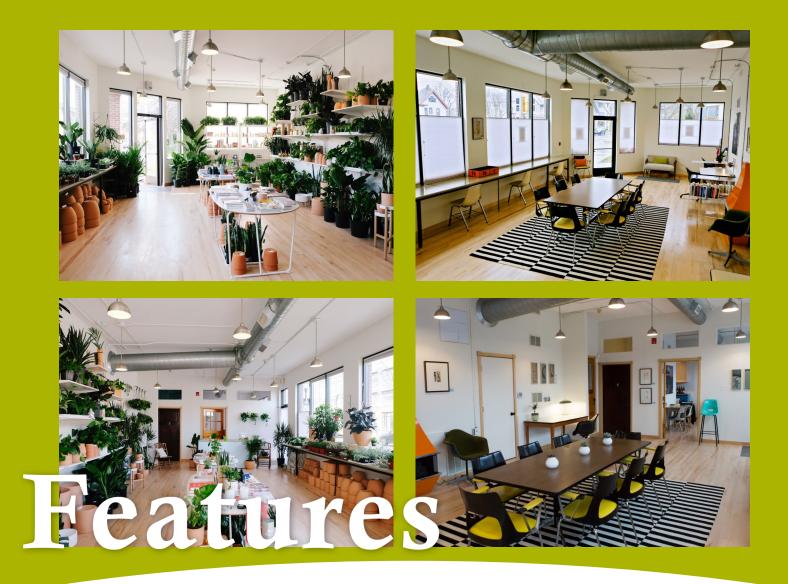# 702 E. Johnson St

2 Unit ⬥ 1 baths ⬥ 1,104square feet
First Floor Commercial Condo

Whether you're looking for space for your own office, retail or creative dance/art studio, this is a great opportunity to stop renting and own real estate for your business. Ideally located on Madison's near East side with fantastic exposure on E. Johnson St., this corner space features high ceilings, huge windows, beautiful natural lighting, and hardwood floors. Large private conference room with kitchenette, accessible bathroom area, storage closet & mechanical room. Street parking available.

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Features

- Can be leased as 1 or 2 units, each with an exterior door access.

- 2016 Updated kitchenette featuring new refrigerator, sink, faucet, counter, cabinetry, lighting

- 2016 Updated restroom including new toilet, sink, faucet, ADA bars, lighting

- 2016 Direct hot water tap system

- High ceilings

- 2016 New paint and refinished flooring

- New door and security panel

- Water softener for building included in HOA

- 82: very walkable & 98: biker's paradise score, per Walkscore.com

- Over 21,000 daily traffic counts, per Realtors Property Resource®

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Tenney-Lapham Neighborhood

Courtesy of Google Maps

On Madison's east isthmus, this location offers the charm and vitality that only a traditional city neighborhood can provide. Residents can work, shop, and play all within a short walk from any home in this historic, central city location. Many homes date from the turn of the century. Accessibility to Lake Mendota and the Yahara River for water activities and the linkage to the bike system provides a wide range of recreational and transportation opportunities. Three city parks, James Madison, Reynolds and Tenney, along with the Yahara River Parkway, provide a variety of resources, such as beaches, sailboard and boat rentals, an ice skating rink, volleyball and tennis courts. Easy access to commercial hotspots in Willy St neighborhood and downtown Madison make this a prime spot for a business.

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