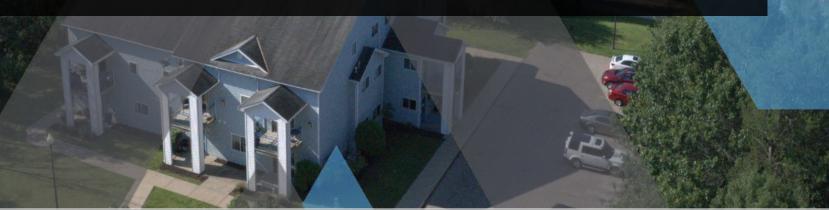


Real Estate

# FOR SALE

Waterfront Multi-Family Investment 10 Unit - 100% Occupied Price: \$999,000





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# Artisan Graham Real Estate

MADISON - WISCONSIN

### **PROPERTY DETAILS**

### Prime Multi-Family investment opportunity!

This 10 unit complex is ideally located, just off of the beautiful Lake Delton; in the heart of the Wisconsin Dells area. The condition of the property is in great shape; with rents well below market rate. Any investor could do minor capital improvements to increase the rental income significantly. Ideal for employees from all of the larger resorts; this complex is in high demand with a wait-list of tenants.

### **PROPERTY HIGHLIGHTS**

- Address: 14 Country Lane Road
- Parcel Info: 3 parcels (1.80 acres)
- Existing Building Size: 11,128 s/f
- 1,000 s/f average unit size (all 2 Bedrooms)
- Zoning: Waterfront Commercial; Multifamily Residential
- Age: 1995
- Just off of Lake Delton
- Frontage on Hiawatha Drive







# Artisan Graham Real Estate

MADISON - WISCONSIN

## **Exterior and Interior Photos**











# Artisan Graham Real Estate

MADISON - WISCONSIN



WISCONSIN REALTORS® ASSOCIATION 4801 Forest Run Road, Madison, WI 53704

Artisan Graham Real Estate Effective July 1, 2016

# DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

- on your behalf the brokerage firm, or an agent associated with the firm, must provide
- SCLOSURE TO CUSTOMERS You are a customer of the brokerage firm (hereinafter Firm). The Firm racting on νεν vices to you, behalf a subagent of another firm that is the agent of another party ehalf of the Firm may provide brokerage services to you. V

- 6 (c) The duty to provide you with accurate information about market it, unless disclosure of the information is prohibited by law.
   (d) The duty to disclose to you in writing certain Material Adverse tomer, 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 exercise reasonable skill and care in providing brokerage services to you.
- information is prohibited by law (see lines 42-51). certain Material Adverse Facts about a property, unless disclosure of the
- 13 14 16 17 (e) ₽ protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
- (g) Please review this confidential information or the confidential information of other parties (see lines 23-41).

  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. information carefully.

18 19 20 21 22 23 CONFIDENTIALITY NOTICE TO CUSTOMERS The Firm and its Agents will keep confidential any information given to the need legal advice, tax advice, This disclosure is required by equired by section 452.135 of the Wisconsin statutes and is for information only. It is duties owed to a customer under section 452.133(1) of the Wisconsin statutes. 아 a information obtained by An Agent of the Firm can answer your questions about brokerage services r a professional home inspection, contact an attorney, tax advisor, or home must the Firm and its

is no longer providing brokerage services to you. vant to be kept confidential, unless the information meanticular information. The Firm and its Agents shall continue to keep the Agents that a reasonable person law or you authorize the Firm to information confidential after the

The following information is required to be disclosed by law:

1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

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 of what specific

35 later time, you may also provide the Firm or its CONFIDENTIAL INFORMATION: list that information below (see lines 35-41) or provide that information to the Agents with other Information you consider to be confidential. information you consider confidential, to the Firm or its Agents by other me

38 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.)

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(by) as an inverse to significance, or that is generally recognized by a competent licensee as being of such significance to party, that it affects or would affect the party's decision to enter into a contract or agreement concerning 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 competence of the property, significantly reduce Stat. § 452.01(5g) as an Adverse Fact that a party indicates a competent licensee as being of such significance to a r a transaction s is of such reasonable

integrity of improvements to that indicates that a party t contract or agreement to a transaction is not able real estate, cerning the transaction. occurrence that a competent licensee

http://www.doc.wi.gov or by telephone at 608-240-5830 GISTRY You may obtain information about the sex offender registry

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