



## LIGHT INDUSTRIAL BUILDING FOR SALE!

BUILDING AVAILABLE MADISON  
EAST : RETAIL STORE + SHOP  
717 ATLAS AVE



# REAL ESTATE DETAILS

- 6,552 s.f. of retail Space 10,647 s.f. of warehouse space
- Asking Price - \$810,000
- Building built in 1984
- 2019 Total Real Estate taxes - \$17,379.67
- Assessed value - Land: \$133,000 + Improvements: \$641,000 = Assessed value \$797,000
- BUILDING FEATURES: loading bay door attached to front of shop, two garage doors on storage warehouse, 5 parking stalls designated in between buildings, loft in warehouse, paved driveway, curb-gutter, sidewalk, no alley, Adam's sign included with ongoing and renewable lease
- 147 ft. of frontage on Atlas Ave.
- Service required on retail space AC unit
- 1 year old roof
- 2 docks



# INVESTMENT SUMMARY

## Investment Highlights

**EASILY ACCESSIBLE LOCATION** - Easy access to HWY 51 and the 94 system. Could be easily used for a variety of uses.

**GREAT VISIBILITY** - HWY 51 visibility and other similar use opportunities in the area.

**INVESTMENT OR OWNER OCCUPY** - Atlas Ave. is desirable due to it's convenient location to hop on HWY 51, or 94 as well as servicing the vast East Madison market.