

# FOR SALE

## Storage/Residential Investment

Price: \$419,000



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## PROPERTY DETAILS

Great investment with considerable upside potential. This 1,800+ s/f farmhouse includes 30 storage units with room to add more! Either rent out the home or occupy it and let the rental income pay your mortgage! Numerous upgrades and recent updates including new roof in 2020 and some new mechanicals. Rental income also includes some outside storage. Great storage unit market, close to Lake Koshkonong and several campgrounds.



## PROPERTY HIGHLIGHTS

- Parcel Size: 3.20 acres
- Existing Building Size: 1,800 s/f residential
- Storage: 30 units + outside storage
- Zoning: A-2
- Just minutes south of Fort Atkinson
- Room to add additional storage units
- NOI: \$19,828 (2019)
- Proforma: \$37,440
- Detailed financials available upon request





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MADISON - WISCONSIN

## INDUSTRIAL BUILDING

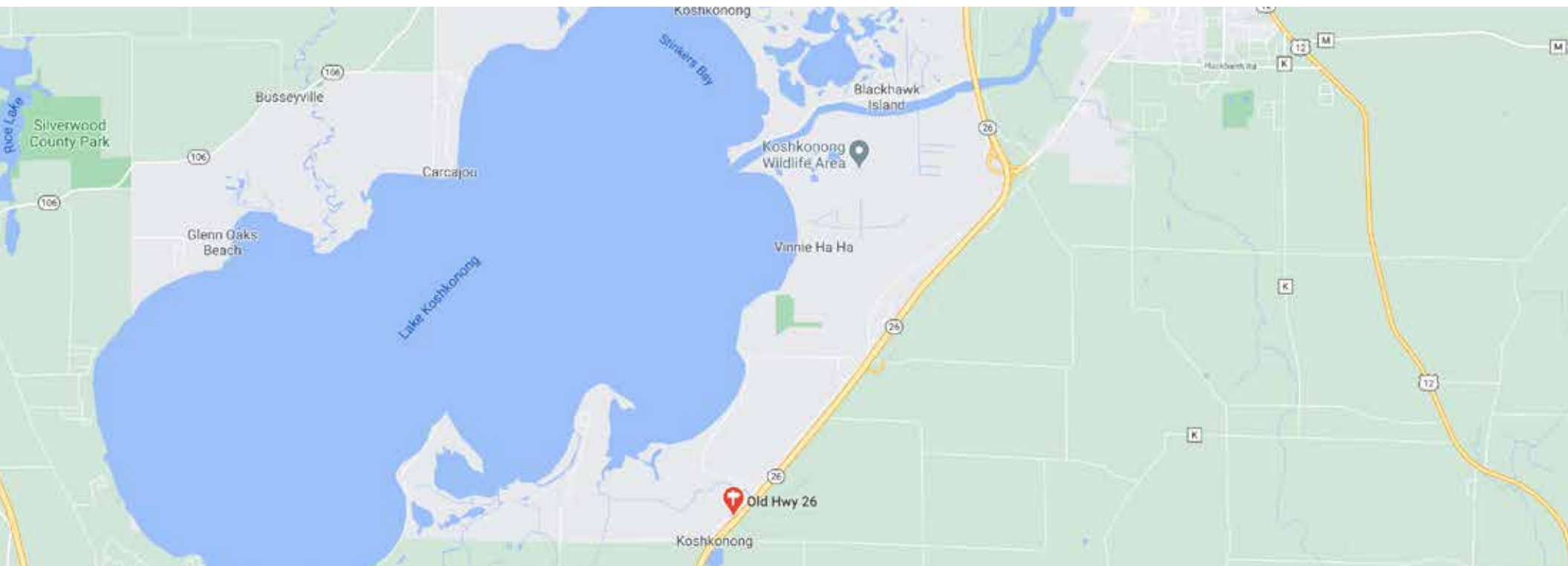




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## LOCATION & DEMOGRAPHICS | 53538



**Average Household Size**

**2.40**

**Median Household Income**

**\$70,616**

**Median Age**

**49.9**

**Industry: Manufacturing**

**16.7%**

**Industry: Healthcare & Social Assistance**

**19.4%**



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

Artisan Graham Real Estate  
Effective July 1, 2016

## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

2 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent

3 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A

4 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is

5 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the

6 customer, the following duties:

7 (a) The duty to provide brokerage services to you fairly and honestly.

8 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

9 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request

10 it, unless disclosure of the information is prohibited by law.

11 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the

12 information is prohibited by law (see lines 42-51).

13 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your

14 confidential information or the confidential information of other parties (see lines 23-41).

15 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

16 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the

17 advantages and disadvantages of the proposals.

18 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,

19 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home

20 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a

21 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the

23 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person

24 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to

25 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the

26 Firm is no longer providing brokerage services to you.

27 The following information is required to be disclosed by law:

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

29 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection

30 report on the property or real estate that is the subject of the transaction.

31 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may

32 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a

33 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

34 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

35 \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

39 \_\_\_\_\_

*(Insert information you authorize to be disclosed, such as financial qualification information.)*

40 **DEFINITION OF MATERIAL ADVERSE FACTS**

41 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such

42 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable

43 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction

44 or affects or would affect the party's decision about the terms of such a contract or agreement.

45 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee

46 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural

47 integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information

48 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a

49 contract or agreement made concerning the transaction.

50 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons

51 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at

52 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

53 No representation is made as to the legal validity of any provision in any specific transaction.

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