



6601 TRAVELER TRAIL

FOR SALE | \$285,000

WINDSOR, WI 53598

Fire up your restaurant concept at this well-positioned log cabin-style property in the middle of Windsor! Property includes approximately 11,750 SF of green space. Deforest was recently named the fastest growing community in Dane County.

KEVIN VISEL

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 **ACRES REALTY**

acresllc.net

RETAIL PROPERTY FOR SALE

6601 Traveler Trail | Windsor, WI 53598



OFFERING SUMMARY

Sale Price:	\$285,000
Available SF:	2,688 SF
Lot Size:	0.55 Acres
Year Built:	1988
Building Size:	2,688 SF
Zoning:	C-1 (Limited Commercial)
Price / SF:	\$106.03

PROPERTY HIGHLIGHTS

- Available for sale or lease
- Full basement
- Several recent updates/renovations
- Appx 11,750 SF of green space to use or re-sell
- Parking lot with 19 stalls

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	105	5,496	75,300
Total Population	289	13,795	174,784
Average HH Income	\$82,544	\$87,781	\$70,282

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All information shown in this brochure is from sources deemed to be reliable, but ACRES Realty does not warrant the accuracy of information shown. Buyers should perform their own due diligence and consult with legal representation where applicable to ensure the accuracy of any pertinent information.

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

Disclosure To Customers

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law.
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

Confidentiality Notice To Customers

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you.

Confidential Information:

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.)

The following information is required to be disclosed by law:

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

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

Notice About Sex Offender Registry

You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240- 5830.

Definition of Material Adverse Facts

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction 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 competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

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