1,650,000

RETAIL/WAREHOUSE LOT SIZE 43,087 SF PER ASSESSOR PARCEL NUMBER 071016400865 PARKING EASEMENT WITH NEIGHBORING PROPERTY **BUILT IN 1968** REMODELED 2001 RECENT **IMPROVEMENTS INCLUDE: PAINTED BUILDING- RETAIL** AREA BUILT OUT-TENANT SPACE **BUILT OUT**



Multi-Tenant Industrial Building







Features Include: 14 FT OH Door 20,384 SF 432 SF Mezzanine Storage

Best Fit - Owner Occupied Business

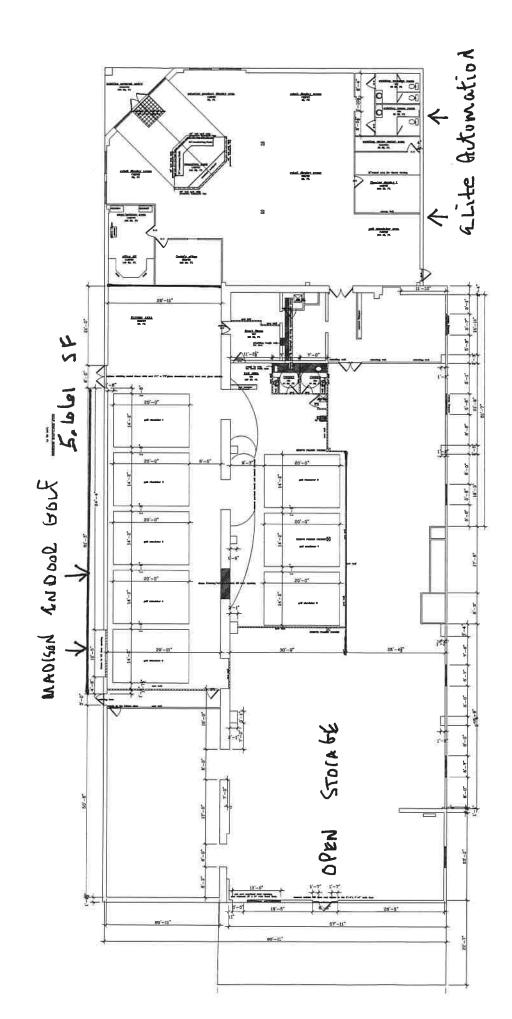
Additional Information:

Tenant: Madison Indoor Golf 5,661 SF (9 years left on their lease) Year 2 paying \$38,652/year plus utilities prorate share.

Water to back of building to wash cars/trucks additional storage for boats/trailers/campers



COMPANY



9915 2425 S Stoughton Rd Assessment Area Parcel Number 0710-164-0086-5 Situs 1C 1B Building 1**A** 9,780 10,004 600 GFA: 9,780 600 10,004 PFA: 2001 Yr. Built: 1968 1988 2001 Yr. Remodeled: 2001 Quality: Ave Ave Ave **Exterior Condition:** Ave Ave Ave 1 1 Stories: 1 10 12 Story Height: 16 PE Stl Stl PE Stl Frame: **RStl RStl** Wall Type: RStl Wall Type 2: Conc Foundation: Conc Conc Roof Type: Gable Shed Gable Roof Frame: Stl Stl Stl Roof Cover: **RStl RStl RStl** Floor Frame: Conc Conc Conc Conc Conc Floor Deck: Conc None Basement None None Apartment Units: Building GFA: PFA: Yr. Built: Yr. Remodeled: Quality: Exterior Condition: Stories: Story Height: Frame: Wall Type: Wall Type 2: Foundation: Roof Type: Roof Frame: Roof Cover: Floor Frame: Floor Deck: Basement

Dlda	Area	SaEt	Lights	Heat	A/C	Fire Protection	Quality	Floor Type	Wall Finish	Ceiling	Elev	Cond	Bat Full	Half	FP
Bldg	Type Retail	SqFt		Forced Air		riotection	Ave	Tile	1 1111311	Connig	Diev	Ave	7 4.1		<u> </u>
1	Warehouse	15,596					Ave		Drywall	Ac Tile		Ave	2		
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Apartment Units: