



For Sale
\$500,000

1871 County Hwy MM
Fitchburg, WI

Key Commercial Real Estate LLC
608-729-1800 | www.keycomre.com



Property Details

Great opportunity for owner occupant looking for industrial space to own. Located in the southeast part of Fitchburg, less than a half mile from Hwy 14, this 1.85 acre site is improved with 2 industrial buildings and 1 residential house which is rented. The house has many recent updates including new siding, roof, windows, kitchen, bathroom and more. Single-family house leased until April 30, 2021 at \$1350/mo Industrial buildings are leased until 6/30/2021 at \$3200/mo.

- **Price:** \$500,000
- **Building Size:**
 - 11,000 SF warehouse (5,000 sf & 6,000 sf)
 - 1,050 SF house
- **Parcel Size:** 80,586 SF (1.85 acres)
- **Year Built:** 1970-1973
- **Zoning:** B-H; Highway Business - *Please see page 8.*
- **Assessment:** \$489,300
 - Land:** \$314,500
 - Improvements:** \$174,800
- **RE Taxes:** \$5,213.82

FOR DETAILED INFORMATION CONTACT:

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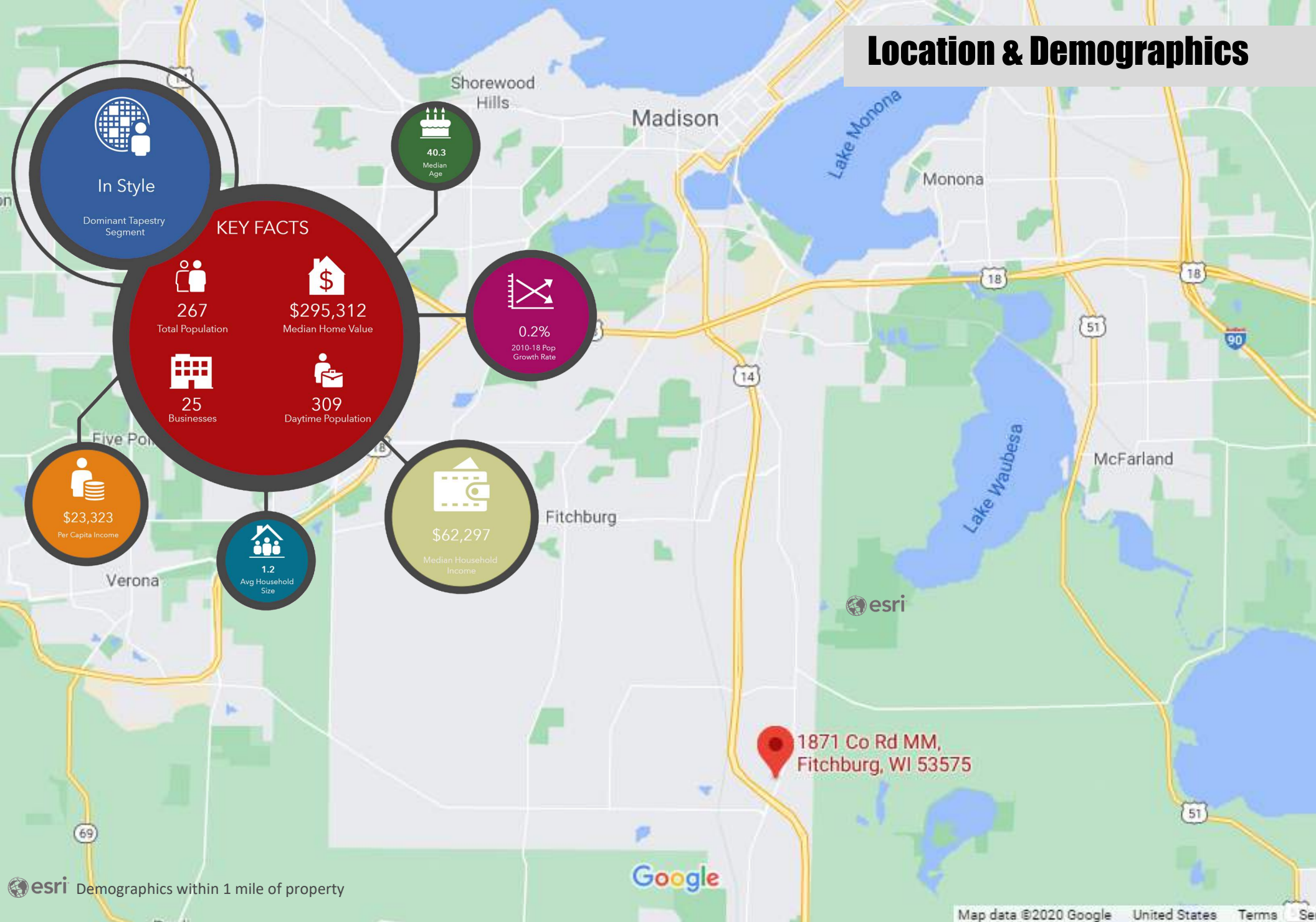
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Location & Demographics



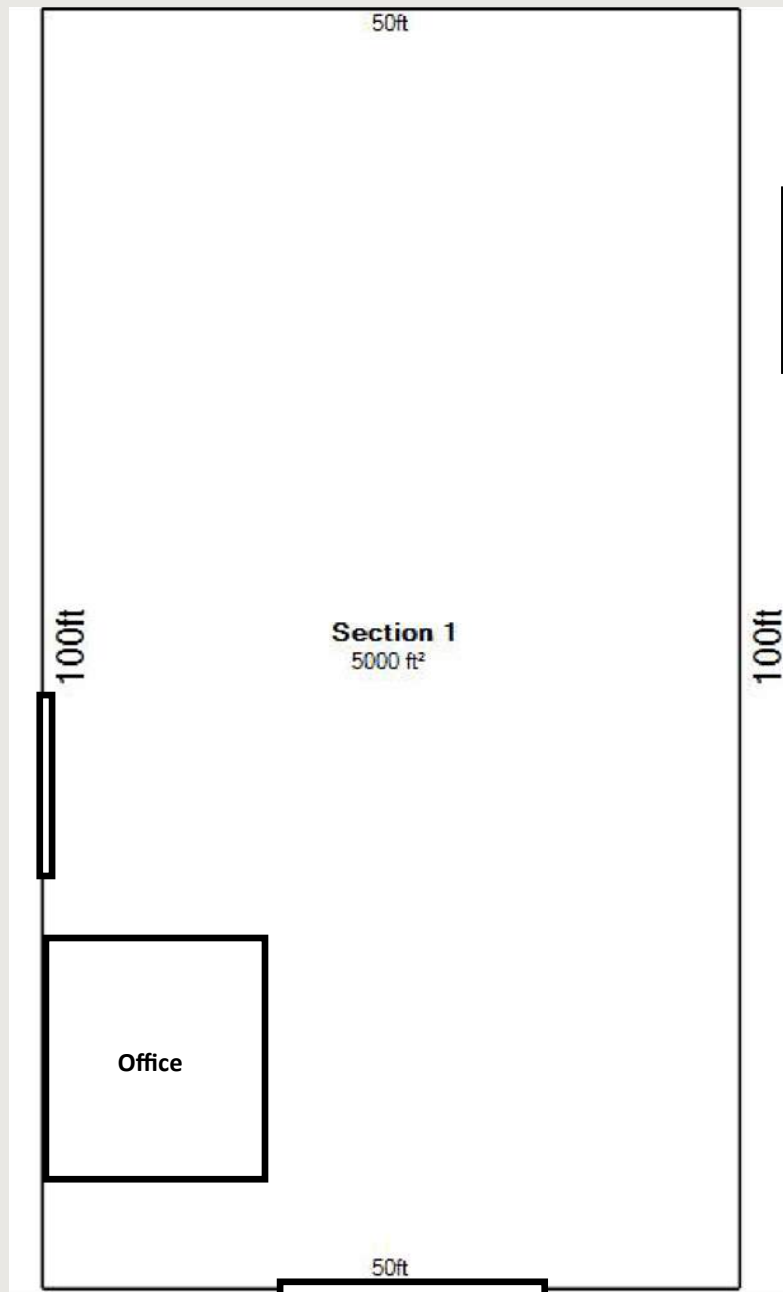
Site



Industrial Building 1



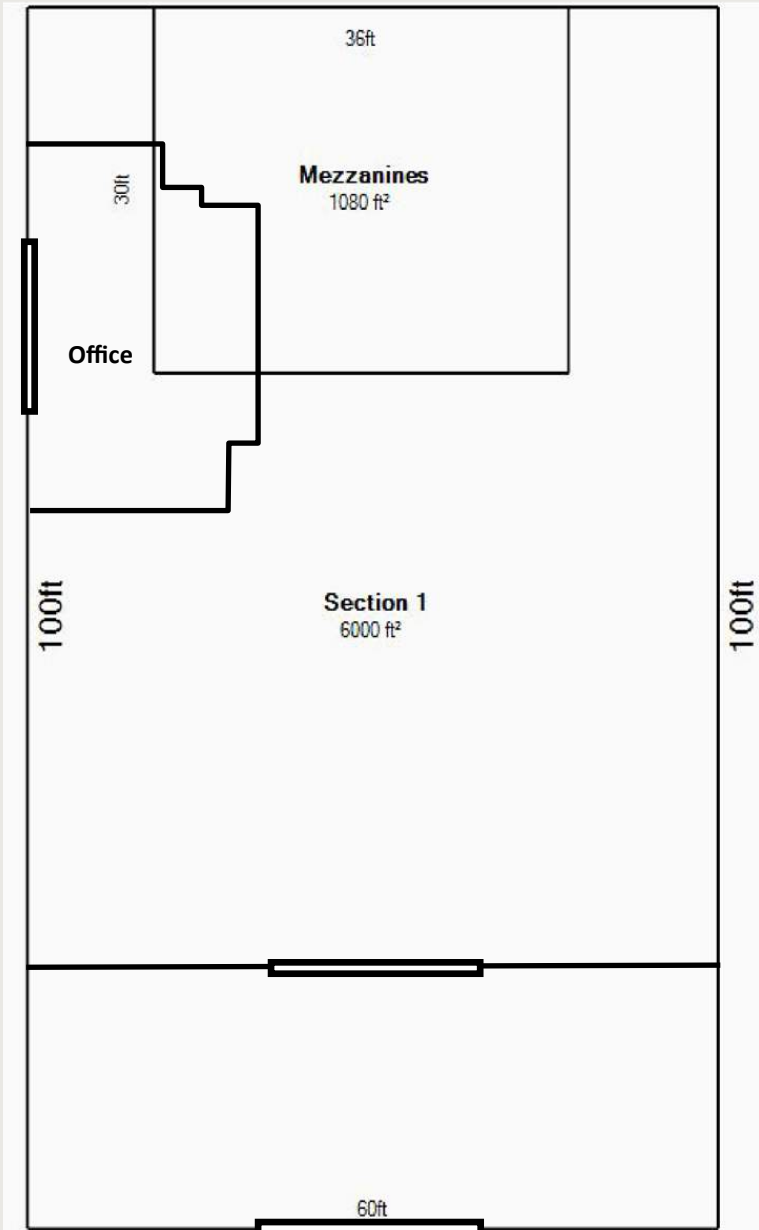
- **Building Size:** 5,000 SF, includes 200 sf office
- **Year Built:** 1972
- 3 industrial sliding doors
 - (1) 14'9" w x 13'10" h (front)
 - (2) 8'6" w x 9'11" h (sides)
- **Ceiling Height:** 13'10"
- **HVAC:** None. Office has a wall A/C unit.
- **Plumbing:** None
- **Other:** Permanent easement for drain field with property to the south. Drain field is located just south of building 1.
- Uninsulated



Industrial Building 2



- **Building Size:** 6,000 SF (plus 1,080 sf mezzanine)
- **Year Built:** 1973
- 2 automatic OH Doors
 - Exterior :15'w x 10'h (also has sliding door)
 - Interior: 12'w x 10'h
- 8'6" w x 9'11" h sliding door
- **Ceiling Height:** 11'-12'
- **Plumbing:** None
- 2 Modine heaters
- Exhaust fan
- Small office space in rear



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Residential



- **Rental Income:** \$1350.00/mo.
 - Tenants pay utilities and does snow removal
 - Landlord does lawncare, R & M
- **Building Size:** 1,050 SF
- **Bedrooms:** 3
- **Baths:** 1 full
- **Year Built:** 1970
- **Style:** 1 story single-family ranch
- **Exterior Wall:** Alum/vinyl
- **Roof Type:** metal
- **Recent Updates:**
 - Siding
 - Windows
 - Roof
 - Kitchen
 - Flooring
 - Bathroom
- **Other:**
 - House is non-conforming in current zoning district
 - Shared well with parcel to the south
 - Private septic system separate



Zoning

For the B-H Highway Business District, permitted uses are as follows:

- (1) Ambulance service.
- (2) Animal hospital and kennel. (074-075)
- (3) Car and truck wash. (754)
- (4) Gas station (classes I, II and III); minor automobile repair, associated with a gas station. (554)
- (5) Diaper service, linen service, towel service, industrial laundry, carpet and upholstery cleaning. (721)
- (6) Car and truck sales and rental of vehicles (551, 552; 751).
- (7) Cabinet shop, plumbing shop, upholstery shop, electrical shop, etc. (76)
- (8) Farm machinery sales and service. (5083, 7699)
- (9) Food locker. (4222)
- (10) Building and lumber supplies and services. (52)
- (11) Motel. (701)
- (12) Printing and publishing. (27)
- (13) Funeral homes. (726)
- (14) Wholesale facilities and services. (50, 51)
- (15) Municipal buildings and services. (91, 92)
- (16) Gas sales associated with a convenience store.
- (17) Adult entertainment establishments, as defined in section 62-19, Fitchburg Ordinances, provided there is a buffer of 1,320 feet, beginning from the property line of the adult entertainment establishment, between any other adult entertainment establishment, or any day care center that is licensed for eight or more children, any school, park, or place of worship.

Any other uses require approval from the City of Fitchburg and must comply with the future land use.



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
2 following disclosure statement:

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

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

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

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

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

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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

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

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

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:**

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

42 **DEFINITION OF MATERIAL ADVERSE FACTS** *(Insert information you authorize to be disclosed, such as financial qualification information.)*

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

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

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

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