

OFFICE WAREHOUSE REDEVELOPMENT SITE

FOR SALE

1717 N STOUGHTON RD/HWY 51
MADISON, WI



VISIBLE INTERSECTION

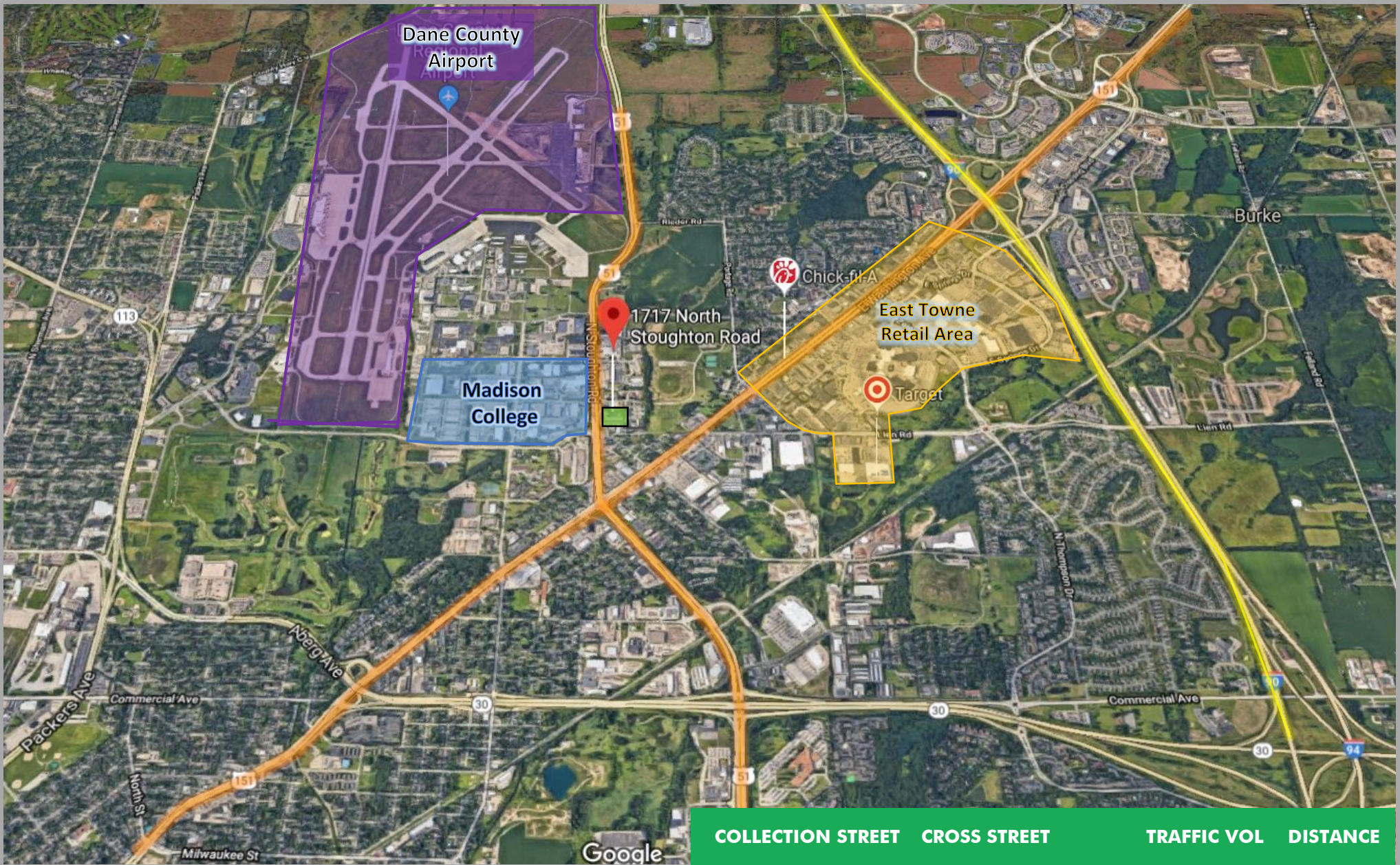
GREAT RE-DEVELOPMENT SITE

- Located at a very visible intersection on one of Madison's busiest traveled corridors.
- Affordable office/warehouse building suitable for your business or as a redevelopment
- Currently occupied until October 31, 2021 which provides an income while securing the next tenant or working through your redevelopment plan



PROPERTY INFORMATION

PARCEL NUMBER	0810-283-0210-7
PARCEL SIZE	89,282 SF / 2.05 ACRES
YEAR BUILT	1970
ZONING	HIS-TL TE/CC-T Commercial Corridor Transitional Dist
BUILDING SIZE	15,200 SQ FT
PROPERTY TAXES	\$16,973.
PRICE	\$1,150,000



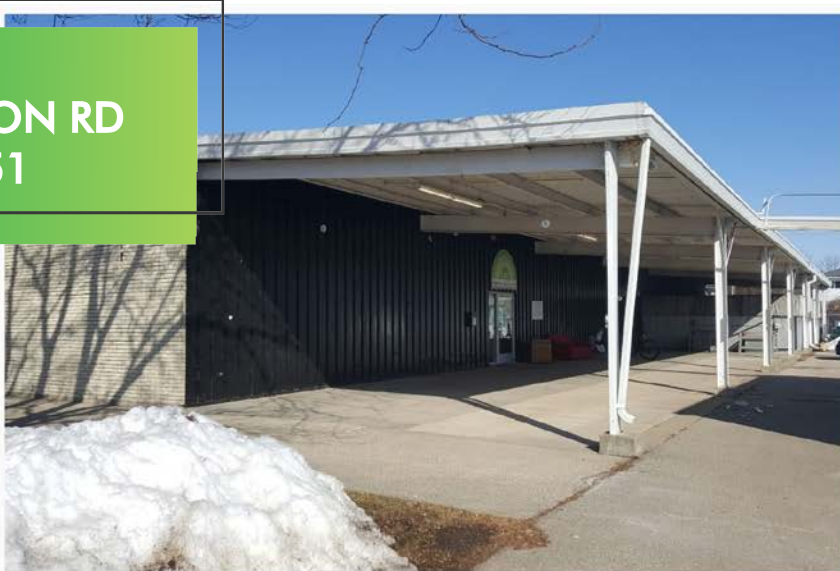
1717 N STOUGHTON RD HIGHWAY 51

COLLECTION STREET	CROSS STREET	TRAFFIC VOL	DISTANCE
N STOUGHTON RD	ORIN RD S	15,900	0.11 mi
E WASHINGTON AVE	MENDOTA ST SW	44,600	0.25 mi
N STOUGHTON RD	E WASHINGTON AVE S	26,000	0.26 mi
E WASHINGTON AVE	MENDOTA ST NE	42,100	0.27 m



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HIGHWAY 51

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