



Each office independently owned and operated

RE/MAX PREFERRED COMMERCIAL

5320 Monona Dr

Monona, WI 53716-3127

800.236.4411

REMAXCOMMERCIAL.COM

FOR SALE

SPECIAL PURPOSE PROPERTY

336/345 N SPRING ST

COLUMBUS, WI 53925



PRESENTED BY:

JOE VOELL

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PROPERTY INFORMATION

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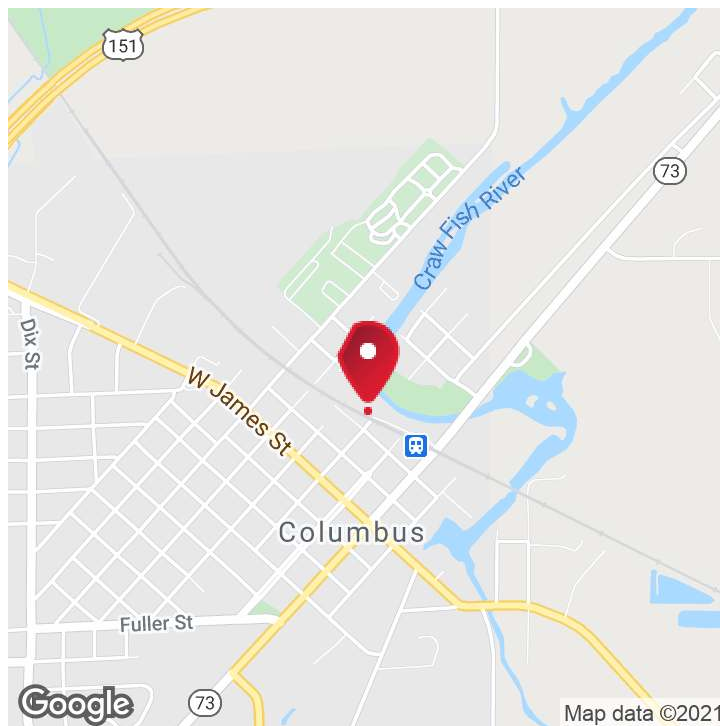
EXECUTIVE SUMMARY

PROPERTY DESCRIPTION

COMPLETE HIGHLIGHTS

ADDITIONAL PHOTOS

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$325,000
Building Size:	11,540 SF
Lot Size:	1.07 Acres
Number of Units:	1
Price / SF:	\$28.16
Year Built:	1919
Renovated:	2020
Zoning:	I
Market:	Madison
Submarket:	Columbus

PROPERTY OVERVIEW

This historic, riverfront property was appraised in October 2020 and is priced for the next owner to acquire at least \$40,000 in equity on day one! Plus, the current owner completed an estimated \$50,000 in deconstruction to all three floors of the 1919 industrial building to transform this one-of-a-kind structure to be a blank canvas and ready for you to renovate. The high ceilings, wood floors, and exposed beams and trusses are perfect for custom apartments, townhomes, event venues, retail shops, restaurants, breweries – bring your imagination! The property also includes an officially surveyed vacant lot that can be made into a parking lot for 50+ spaces and a residential home that can be rented or used as office space. The property can potentially be registered as a historic landmark and upon approval could possibly receive grants and/or tax credits.

PROPERTY HIGHLIGHTS

- Great wedding venue opportunity
- Retail space with income producing rental
- Industrial/Workshop space
- Brewery, restaurant, etc.

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/PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

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LOCATION DESCRIPTION

Hwy 151 to Hwy 16 to N on Spring St across RR tracks

SITE DESCRIPTION

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EXTERIOR DESCRIPTION

Concrete

GAS DESCRIPTION

Natural gas, Liquid propane

PLUMBING DESCRIPTION

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/COMPLETE HIGHLIGHTS



LOCATION INFORMATION

Street Address	336/345 N Spring St
City, State, Zip	Columbus, WI 53925
County	Columbia
Market	Madison
Sub-market	Columbus
Cross-Streets	W Church St & N Spring St
Township	Columbus
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Small
Nearest Highway	Hwy 16
Nearest Airport	Dane County Regional Airport

BUILDING INFORMATION

Tenancy	Multiple
Ceiling Height	12 ft
Minimum Ceiling Height	12 ft
Number of Floors	3
Year Built	1919
Year Last Renovated	2020
Gross Leasable Area	11,540 SF
Construction Status	Existing
Roof	All flat
Free Standing	Yes
Number of Buildings	2

PROPERTY HIGHLIGHTS

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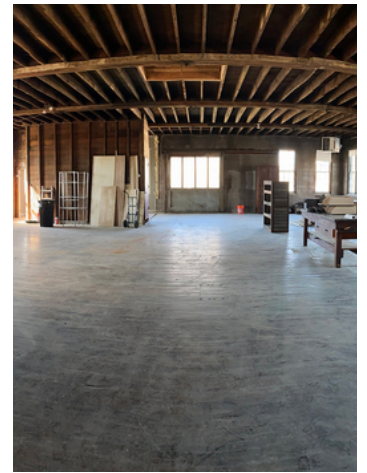
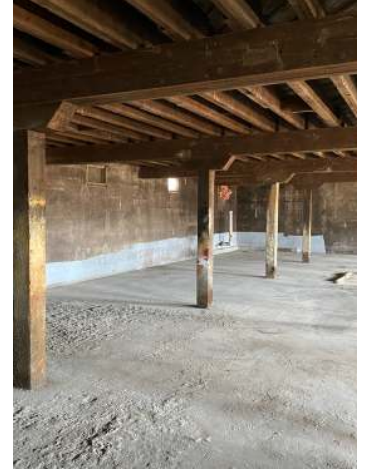
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//ADDITIONAL PHOTOS



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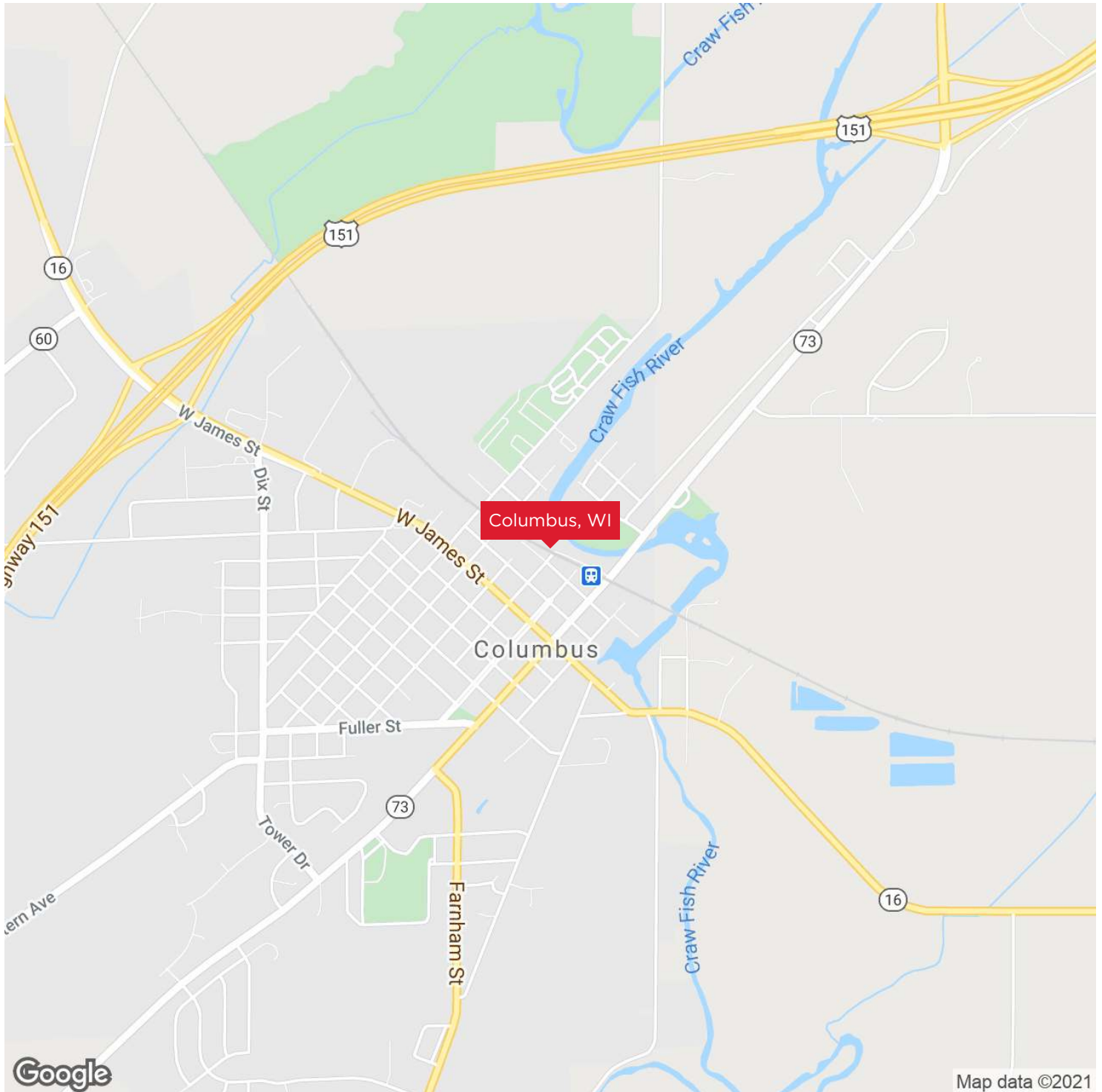
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REGIONAL MAP

LOCATION MAP

AERIAL MAP

/REGIONAL MAP



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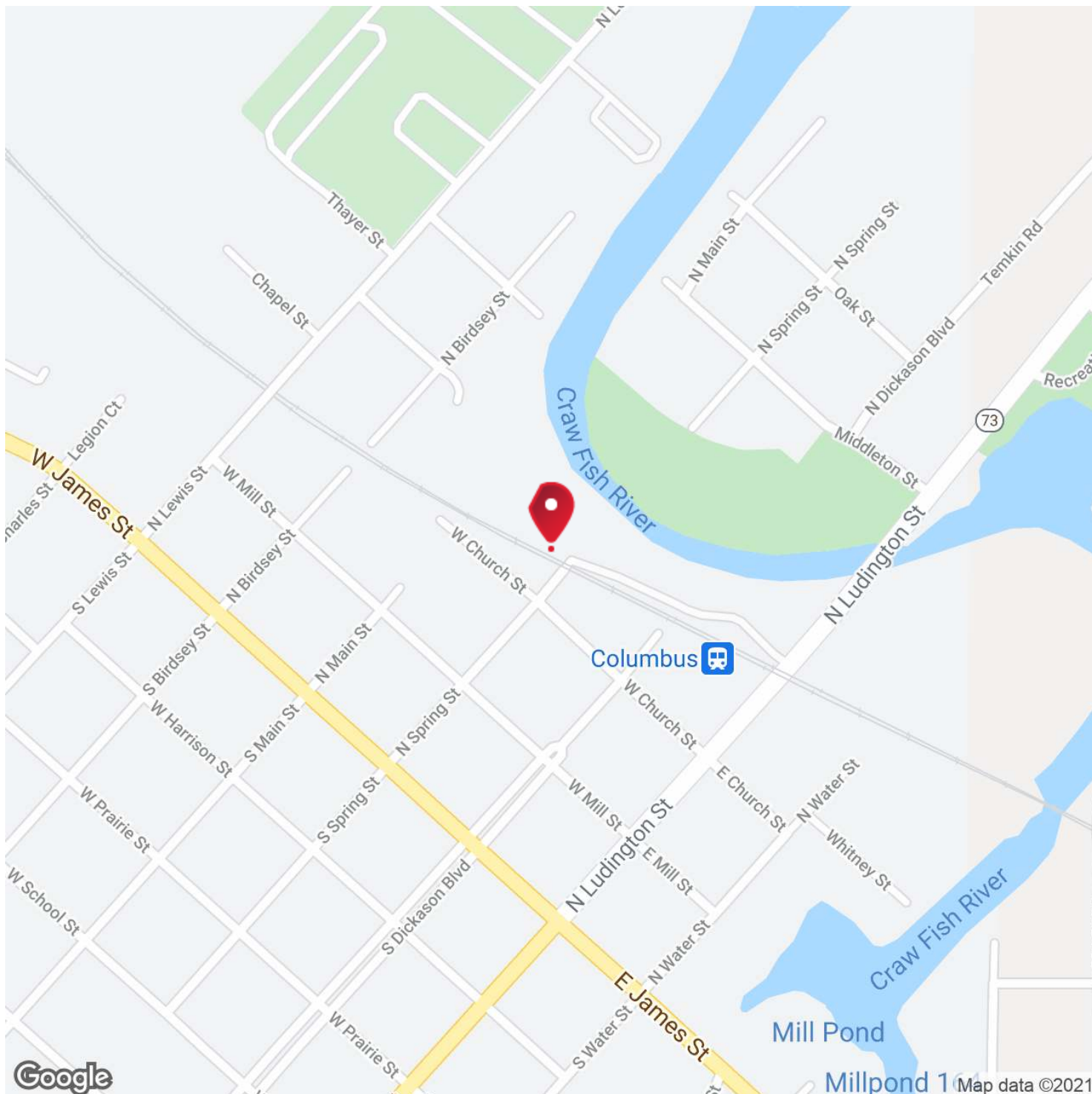
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LOCATION MAP



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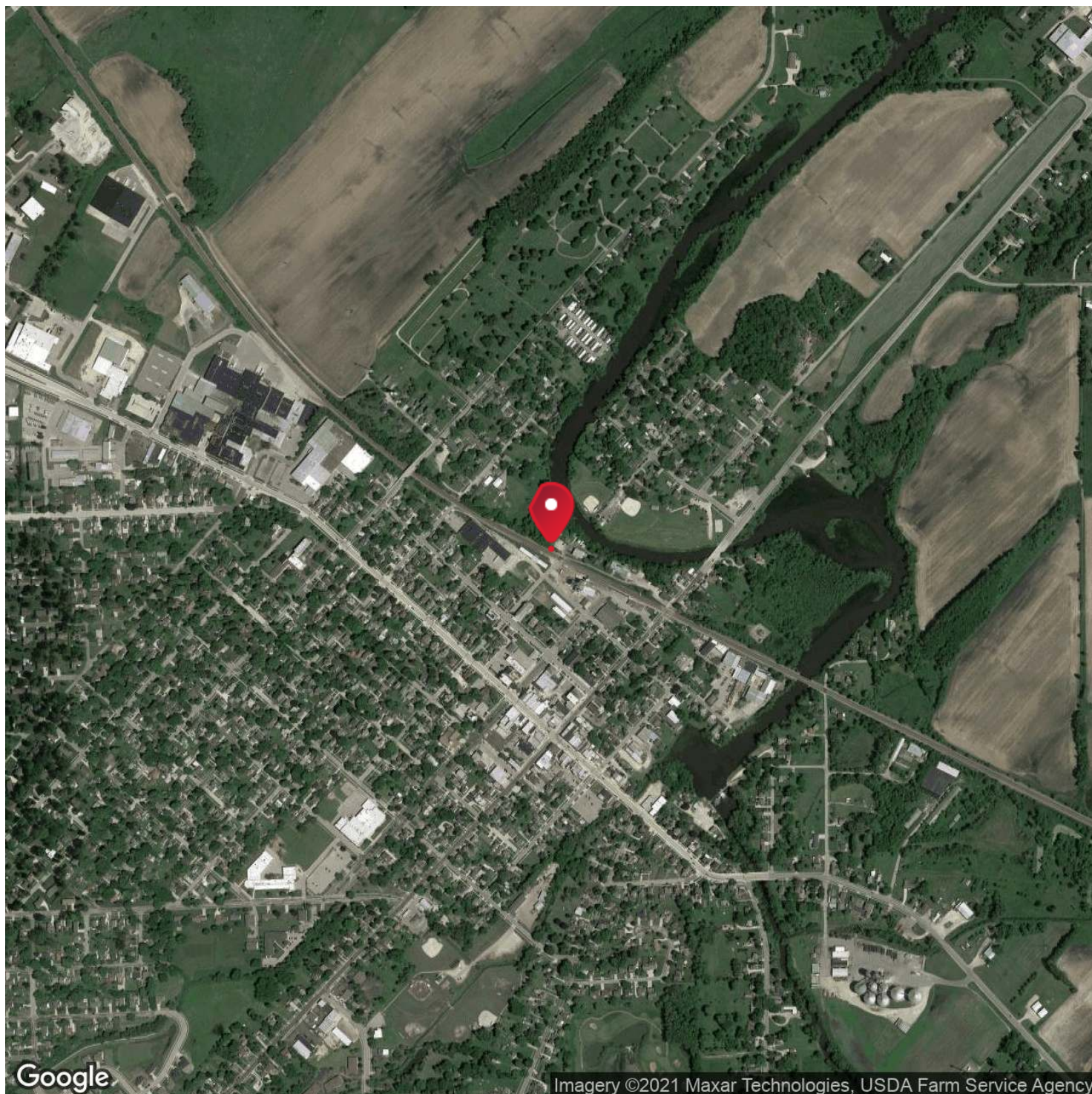
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/AERIAL MAP



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**FINANCIAL
ANALYSIS**

IN THIS SECTION

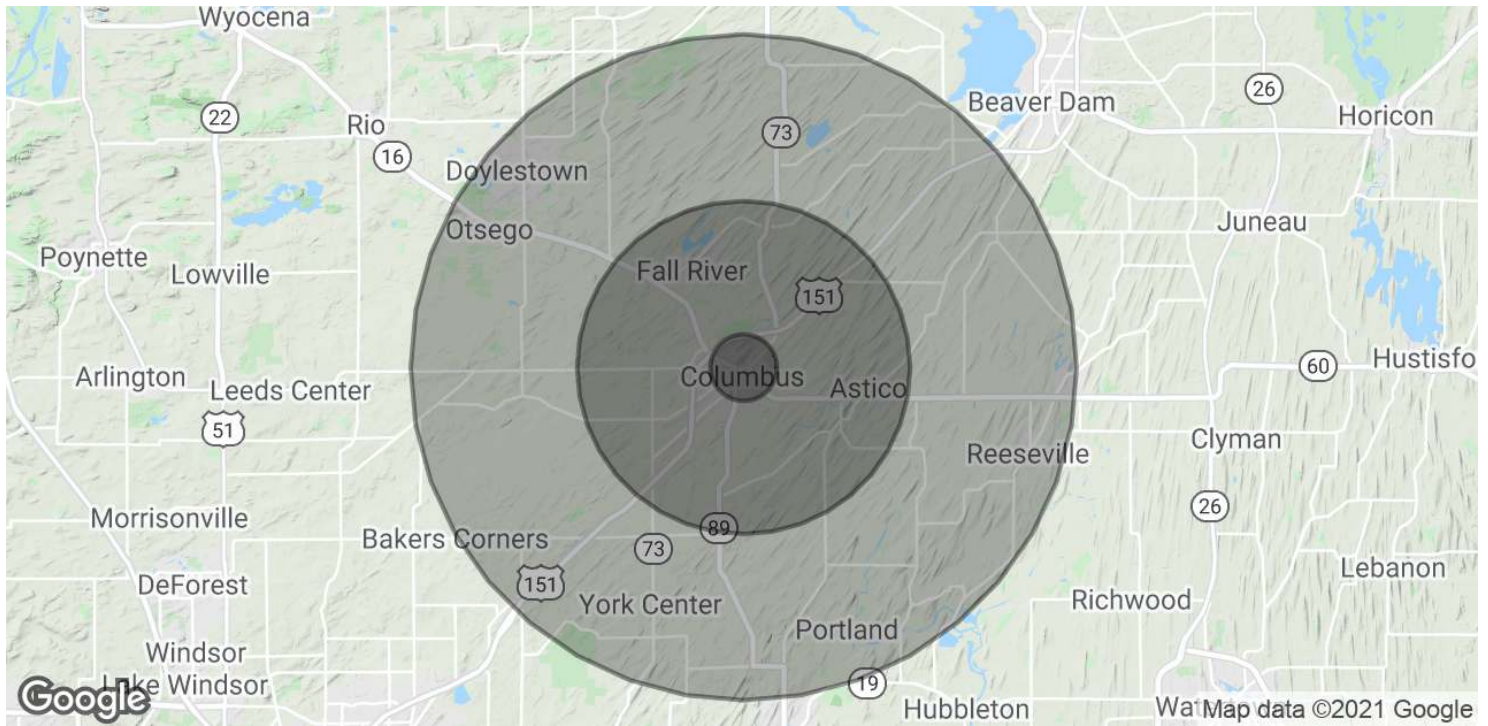
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DEMOGRAPHICS

IN THIS SECTION

DEMOGRAPHICS MAP & REPORT

DEMOGRAPHICS MAP & REPORT



POPULATION

1 MILE

5 MILES

10 MILES

Total Population	751	9,114	20,629
Average age	38.9	39.6	40.6
Average age (Male)	35.9	37.2	39.1
Average age (Female)	42.4	42.4	42.4

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	304	3,674	8,051
# of persons per HH	2.5	2.5	2.6
Average HH income	\$65,084	\$65,168	\$65,868
Average house value	\$227,705	\$217,324	\$210,600

* Demographic data derived from 2010 US Census

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ADVISOR BIOS

IN THIS SECTION

ADVISOR BIO 1

/ADVISOR BIO 1

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