



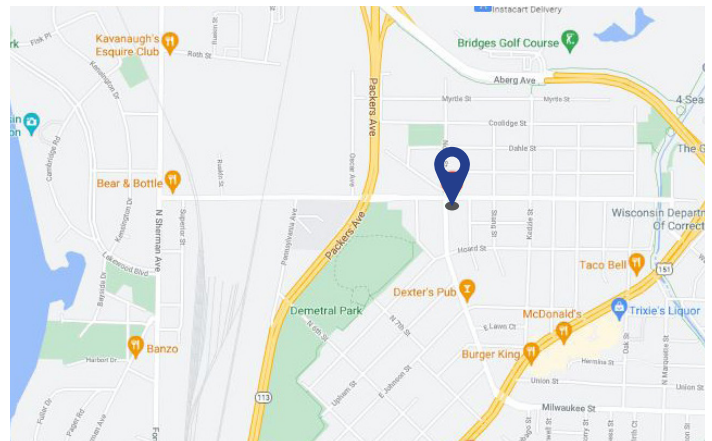
557 North Street Madison, WI 53703

For Sale

Space Profile

Building Size	3,235 SF of fully conditioned office, shop and/or retail & 200 SF out-building garage
Lot Size	9,200 SF
Asking Price	\$495,000
Availability	Immediate
Year Built	1941 & remodeled in 2003
Submarket	Madison / Near East
Zoning	NMX (Neighborhood mixed use)

Map



Features

Roads/Major Intersections:	Commercial Ave / Packers Ave / East Washington Ave (Hwy 151).
Potential Alternative Uses:	Restaurant, coffee shop, general store and/or redevelop as a mixed-use residential apartment building with commercial retail on first floor
Detailed Property Description:	The subject property is well located on the near east side of Madison in the Eken Park neighborhood. The property sits on the corner of Commercial Avenue and North Avenue and is 3 miles from the Capitol Square, 3 miles from the Dane County Regional Airport and 0.5 miles from Hwy 151. The property is on a mixed-use corner; however, the neighborhood consists mostly of single-family homes, with small pockets of apartment buildings, multi-family homes and neighborhood retail establishments e.g. Tip Top Tavern and Ogden's North Street Diner. The subject property contains two buildings; the main building is ~3,235 SF. The second is a ~200 SF out-building garage. The parking/loading areas consist of concrete. The property is secured with a 6' chain linked fence.

For More Information

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Neighborhood Plan: Excerpts from the Emerson East-Eken Park-Yaraha plan, adopted by the City of Madison on 1/5/2016

Focus Area Eight: Commercial Avenue/North Street Commercial Node

The Commercial Avenue/North Street Commercial Node includes commercial uses at the Eken Park and Emerson East Neighborhood entrances. There is a restaurant/bar, along with a barber shop, research lab, and vacant building. One corner is greenspace, owned by the condominiums. There are also some small businesses and a gas station further west along Commercial Avenue.

The City reconstructed Commercial Avenue from Packers Avenue to North Street in 2014, including pedestrian and bike improvements. This neighborhood entrance could benefit from some beautification and branding enhancements that would help define the neighborhoods and improve the corner's business appeal. Over time, as property owners redevelop, some of the commercial uses along the south side of Commercial Avenue could become residential uses, such as new single family, and townhomes or condominiums.

Table 4: Land Use, Housing and Urban Design

Recommendations	Lead Implementers and Partners / Estimated Cost and Timeframe
<p>1. Develop Theme / Branding</p> <ul style="list-style-type: none"> Bring together artists, neighbors, educators, business owners, and other stakeholders for theme/branding focus groups. Create Request for Proposals (RFP) for artists to develop streetscape design elements for focus areas; Develop uniform designs for each focus area that feature iconic neighborhood images and other decorative elements. Consider including multi-cultural aspects in the designs. Incorporate designs into landscaping, way-finding, interpretive signage, streetscape furniture, bus shelters, business district welcome banners, trash screening, and public art installations. 	<p>1. <u>Lead:</u> Madison Arts Administrator; <u>Partners:</u> Metro Transit, Parks Division, neighborhood associations, East Isthmus Neighborhoods Planning Council, Northside Planning Council, and business owners; <u>Estimated cost and timeframe:</u> Costs to be determined; three to five years.</p>

