

RESTAURANT FOR SALE:

117 S. Butler St, Madison, WI

OVERVIEW

Restaurant space with fully equipped kitchen for sale in downtown Madison. Just blocks away from the Capitol Square, this location provides excellent foot traffic and is close to many parking opportunities for your guests. Don't miss out on this rare opportunity to own a newer building in downtown Madison!

- **Price:** \$795,000
- **Building Size:** 4,852 sf (2,840 sf restaurant plus 2,012 lower level kitchen)
- **Parcel Size:** 2,310 sf
- Fixtures and Equipment included in sale (furniture and personal property excluded)
- Prominent on-building signage
- Large front windows
- Seating at Bar, Dining Room, Mezzanine and Front Sidewalk

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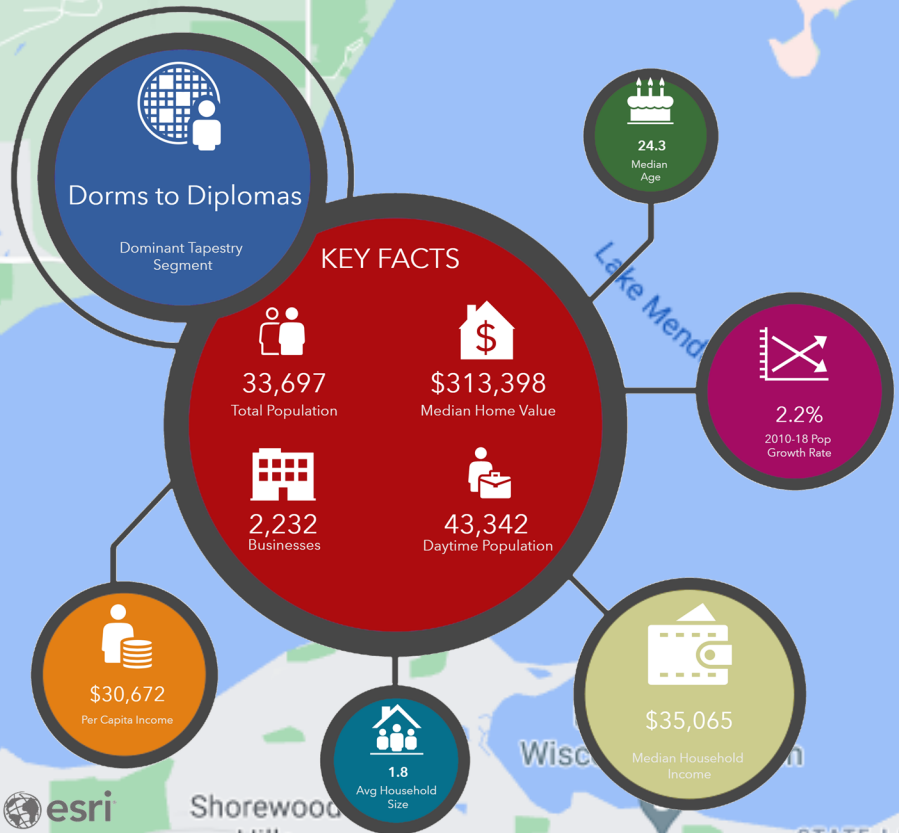
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Location & Demographics

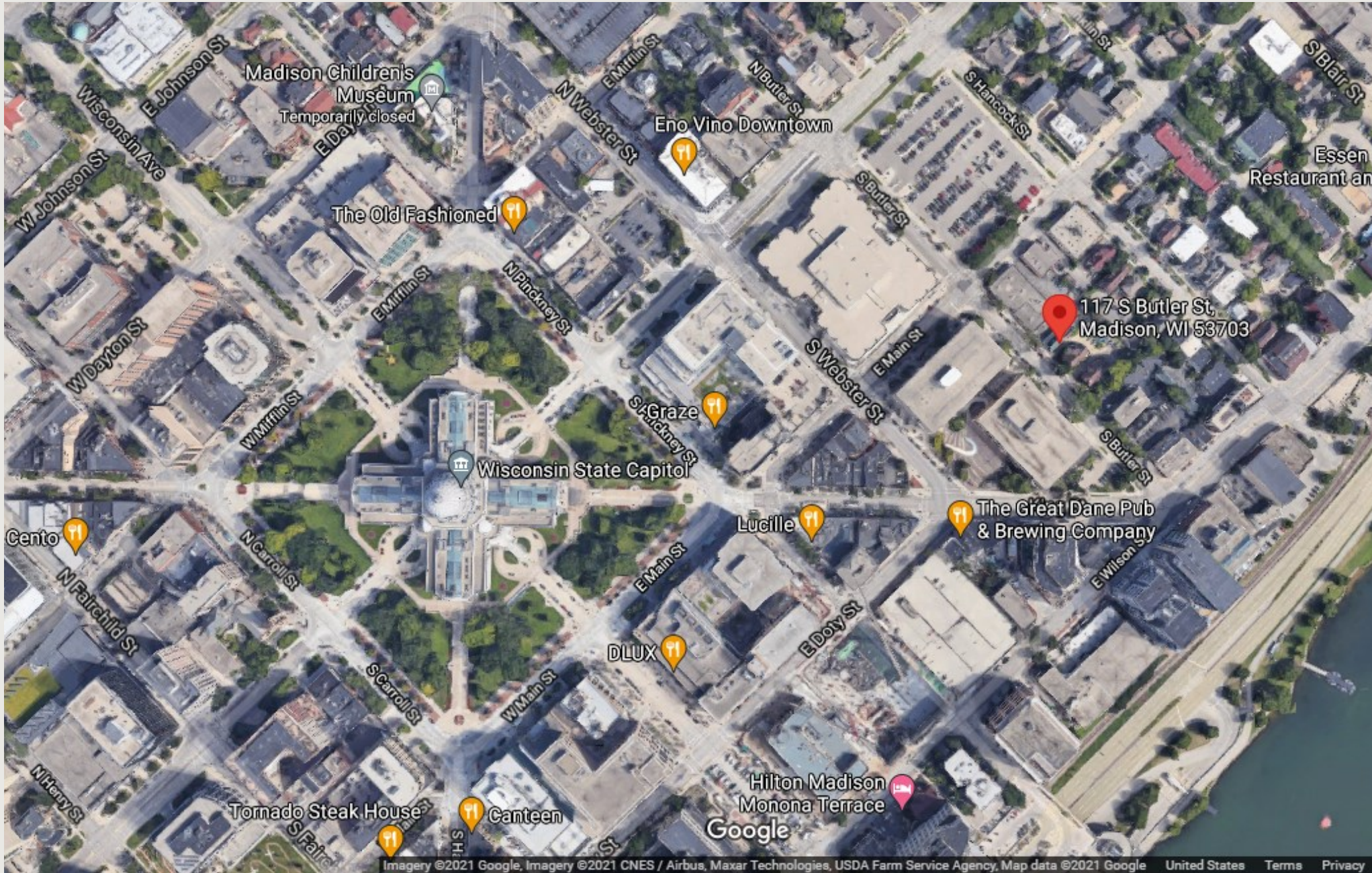


117 S Butler St,
Madison, WI 53703

esri Demographics within 1 mile of property

Map data ©2021 Google United States

Neighborhood Closeup



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REAL ES

Building Details



- Fully equipped commercial kitchen in lower level includes walk in coolers, hood, grease trap, etc.
- Beer coolers and bar equipment
- Fryer and grill kitchen on main level
- Equipment included in sale
- Electronic lighting system
- Prominent on-building signage
- Year Built: 2006
- 4,347 Total SF
 - First Floor: 2,012 sf
 - Second Floor: 323 sf
 - Full Basement: 2,012 sf
- Property Taxes (2020): \$17,817.71
- Concrete frame and foundation
- Gable roof
- Roof covering: shingles
- On-street parking (metered and non-metered) and nearby covered and uncovered parking lots.



Pictures



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:

36

37

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

39

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41 _____ (insert information you authorize to be disclosed, such as financial qualification information

42

42 DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of su
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonab
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transacti
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 license
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structur
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or informati
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and person
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet
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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