

**Commercial Investment Real Estate For Sale**  
**1001 Arboretum Drive, Waunakee, WI**



**List Price:**  
**\$2,160,000**

**92.5% occupancy**  
**current revenue = \$25,220/mo.**  
**Pro-forma annual NOI = \$178,000**

2021 combined assessed value

Land: \$267,000

Imp: \$1,849,500

Total: \$2,116,500

2020 Taxes: \$41,334

Zoning:

Parcel 0809-093-7295-6: I-1

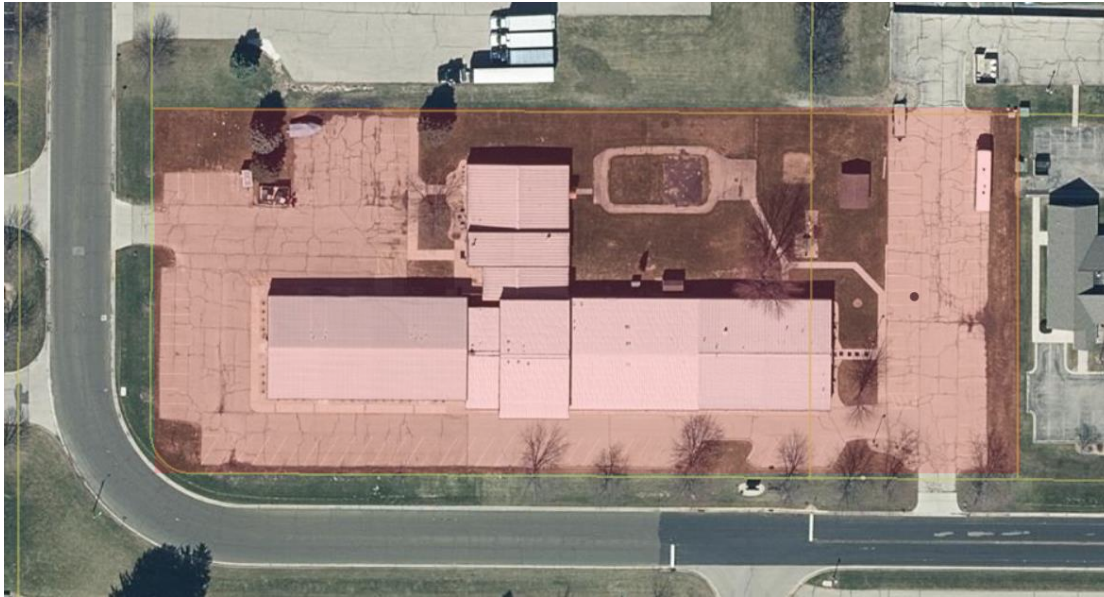
Parcel 0809-094-9190-7: PUD

**Property features:**

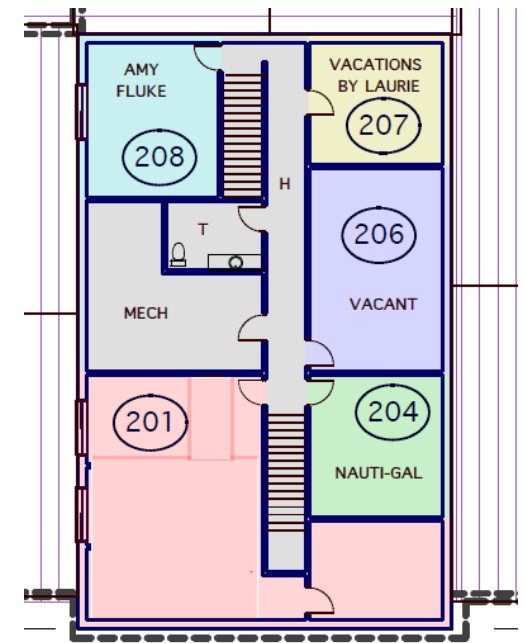
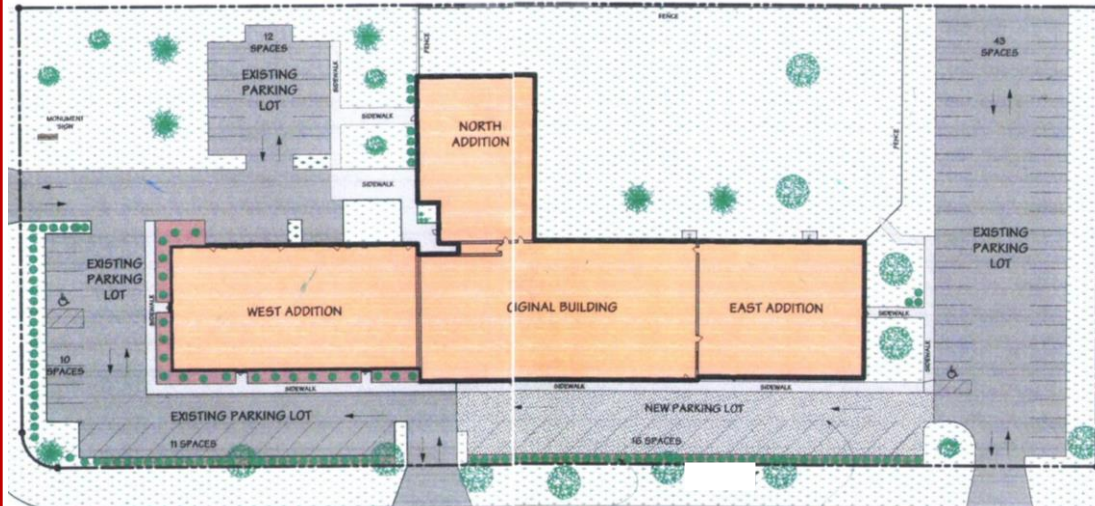
- Mixed-use, flex building with mezzanine, located in Waunakee business park.
- 28,960 total SF of flex-office, retail & business services space, with several storefront type entries.
- 2.64 - acre property with 92 parking spaces.
- Some tenants pay gas and electric costs.
- Recent improvements include metal façade replacement.
- 800 Amp, 3 phase service, metal roof, overhead door.

**For more information, call**  
**608-827-6867**





**Site: 2.648 acres - 115, 345 SF**

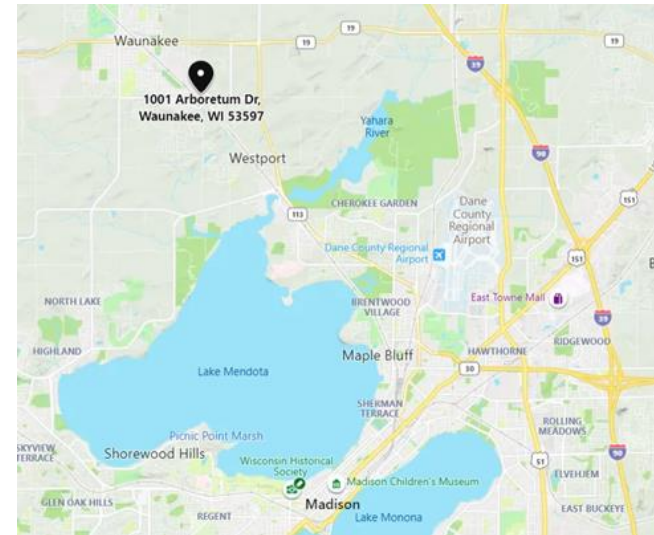


2<sup>nd</sup> floor mezzanine is multi tenant office space





**1001 Arboretum Dr. is located near the SE edge of the Village of Waunakee, a suburb of Madison WI., & about 1 mile from State Highways 19 & 113, about 5 miles from I 90/94/39.**



#### Demographics - 1001 Arboretum Drive Waunakee

Radius	HH Income	# of HH's 2020	# of HH's 2018	% change-2 yrs
1 mile	\$ 116,500	2394	2046	18.1%
3 mile	\$ 92,800	5776	5004	13.0%
5 mile	\$ 82,900	11490	10306	9.9%



Information was taken from reliable sources - but it is NOT guaranteed accurate. Interested parties are advised to verify all information.



# Operating Expenses

## 1001 Arboretum Drive

### Operating Expense History & Pro-forma

Item	Pro-Forma	2020	2019
Snow & Landscape	\$ 8,400	\$ 4,154	\$ 1,274
Repairs & Maintenance	\$ 15,000	\$ 44,071	\$ 8,600
Utilities	\$ 22,000	\$ 23,412	\$ 25,154
Pest Control	\$ 840	\$ 700	\$ 840
Insurance	\$ 1,900	\$ 1,867	\$ 1,867
Supplies	\$ 5,000	\$ 3,707	\$ 7,269
Taxes	\$ 42,000	\$ 41,334	\$ 41,295
Trash	\$ 6,500	\$ 4,757	\$ 8,885
Janitorial	\$ 4,400	\$ 4,990	\$ 5,436
Misc	\$ 2,500	\$ 4,055	\$ 792
Administrative	\$ 16,000	\$ 15,330	\$ 8,327
<b>Total Operating Expenses</b>	<b>\$ 124,540</b>	<b>\$ 148,377</b>	<b>\$ 109,739</b>
<b>Costs Per SF</b>	<b>\$ 4.79</b>	<b>\$ 5.71</b>	<b>\$ 4.22</b>



WISCONSIN REALTORS® ASSOCIATION  
4801 Forest Run Road  
Madison, Wisconsin 53704

Helm Commercial Real Estate

### BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

- 1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:
- 2 **BROKER DISCLOSURE TO CUSTOMERS**
- 3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
- 4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
- 5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
- 6 following duties:
- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
- 10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
- 12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
- 14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
- 17 disadvantages of the proposals.
- 18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
- 19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
- 20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
- 21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.
- 22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**
- 23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
- 24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
- 25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
- 26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
- 27 PROVIDING BROKERAGE SERVICES TO YOU.
- 28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:
- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
- 33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
- 34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.
- 35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_
- 36 \_\_\_\_\_
- 37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_
- 38 \_\_\_\_\_
- 39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)
- 40 **CONSENT TO TELEPHONE SOLICITATION**
- 41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
- 42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
- 43 withdraw this consent in writing. List Home/Cell Numbers: \_\_\_\_\_
- 44 **SEX OFFENDER REGISTRY**
- 45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
- 46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.
- 47 **DEFINITION OF MATERIAL ADVERSE FACTS**
- 48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
- 49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
- 50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
- 51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
- 52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
- 53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
- 54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
- 55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
Copyright 2007 by Wisconsin REALTORS® Association

Helm Commercial Real Estate 7633 Gameway Way Ste 102, Madison WI 53719-2092  
Rob Helm

Phone: (608) 837-6867

Drafted by Attorney Debra Peterson Conrad

Fax: (608) 837-6269

e.zif

Produced with ZipForm™ by RE FormsNet, LLC 18025 Fifteen Mile Road, Clinton Township, Michigan 48035 [www.zipform.com](http://www.zipform.com)

Information was taken from reliable sources - but it is NOT guaranteed accurate. Interested parties are advised to verify all information