

# 2301 ATWOOD AVE

## MIXED USE PROPERTY FOR SALE










# \$750,000

## ABOUT PROPERTY

It doesn't get better than this Atwood Ave storefront that boasts 2 apartments above and is located in a highly coveted area with great visibility and high car count, in addition to being close to other retail shops, the Jackson plaza and the bike path, making it an ideal spot for any business! The storefront offers plate glass windows, a front sidewalk entry, 1,500 sq ft of open space with 9 ft+ ceilings, a small kitchen area, half bathroom and a back covered entry that has a loading area and parking. Apartment 2F features an addition to create a fully renovated 2 bedroom, living room with soaring vaulted ceilings, industrial railing, a spiral staircase, an updated bathroom, and a sweet kitchen with white cabinetry, dishwasher and gas range. Apartment 2B offers a cozy 1 bedroom, 1 bathroom with wood floors, a quaint kitchen and amazing sunroom with southern exposure. The property has a private side yard courtyard, 5 parking stalls, a full basement, 200 Amp electrical, central air, new water heater and more!

## DETAILS

-  **2 Residential Units**
-  **1 Commercial Space**
-  **5 Parking Stalls**
-  **Private Yard**
-  **200 Amp Electrical**
-  **3 Furnaces/3 Central Air Units**
-  **Accessible Entry For Storefront**



**Liz Lauer**  
608.444.5725  
Liz@LauerRealtyGroup.com

**Julie Colmar**  
608.852.7336  
Julie@LifestyleRealtyMadison.com





# ADDITIONAL INFO



Commercial storefront is month to month and is ripe for new business who needs frontage on high foot and car traffic Street. The typical rent in the area is between \$16-\$25 per sq ft, so there is room to triple rent for commercial tenancy/use. The apartments are slightly under rented and could be increased 15%-25%. Five parking stalls and square deep lot offers potential for future development. Perfect blend of commercial/residential investment to add to your portfolio!

