

# 2200 Pennsylvania Ave

Madison, WI 53704



<b>Sale Price</b>	\$395,000
<b>Parcel #</b>	071006215042
<b>Property type</b>	Small shop built in 1965; Pre-engineered steel construction on slab.
<b>Building Area</b>	4,004 SF
<b>Site Area</b>	19,847 SF
<b>Zoning</b>	Current - Industrial Limited (IL) Future - Employment (E)
<b>Utilities</b>	All standard utilities available: water, sewer, gas, and electric
<b>Foundation</b>	Poured concrete with concrete slab floor.
<b>Construction</b>	Pre-engineered steel
<b>Height</b>	12' at eave
<b>Roof</b>	Per 2018 inspection, the roof is concealed from the outside, but appears to be a low pitch, shed-type roof based on the ceiling in the shop/garage.
<b>Overhead Doors</b>	One (1) 10' tall, standard width, drive-in door on the west end of the south building elevation.
<b>Electrical</b>	Unknown
<b>HVAC</b>	Two (2) suspended gas-fired Sterling space heaters.
<b>Plumbing</b>	Unknown
<b>Parking</b>	Parking is available at the front of the site for approximately six (6) to eight (8) cars. Land behind the building could also be used for parking, and limited site storage.
<b>Other</b>	There is a utility easement to MG&E that covers the rear 34' of the subject property. It is recorded at the Register of Deeds as Document No. 1179181. It is related to overhead electric lines and appears to be obsolete and no longer in use.

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**For Sale**



## Contact Us

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