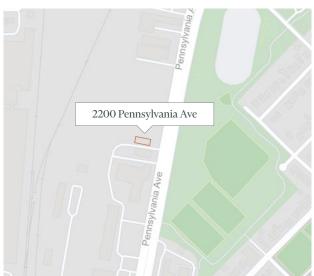


2200 Pennsylvania Ave

Madison, WI 53704





Sale Price	\$395,000
Parcel #	071006215042
Property type	Small shop built in 1965; Pre-engineered steel construction on slab.
Building Area	4,004 SF
Site Area	19,847 SF
Zoning	Current - Industrial Limited (IL) Future - Employment (E)
Utilities	All standard utilities available: water, sewer, gas, and electric
Foundation	Poured concrete with concrete slab floor.
Construction	Pre-engineered steel
Height	12' at eave
Roof	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.
Overhead Doors	One (1) 10' tall, standard width, drive-in door on the west end of the south building elevation.
Electrical	Unknown
HVAC	Two (2) suspended gas-fired Sterling space heaters.
Plumbing	Unknown
Parking	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.
Other	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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