

2250 Pennsylvania Ave

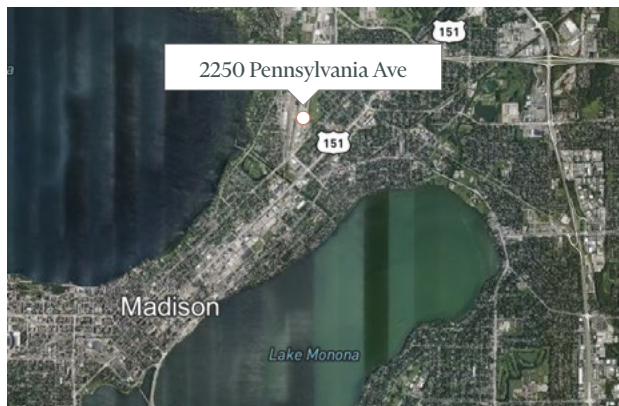
Madison, WI 53704



Sale Price	\$475,000
Parcel #	071006215018
Property type	Vacant special-purpose property that was occupied by a canine daycare (Spawoof). Original construction dates to 1965, and there was an addition in 1969 followed by renovations in 2006 for the former tenant. Concrete block and steel construction.
Building Area	~10,600 SF
Site Area	43,560 SF incl. 8,712 SF allocated to Outlot "A"
Zoning	Current - Industrial Limited (IL) Future - Employment (E)
Utilities	All standard utilities expected of the urban location are available including water, sewer, gas, and electric. Street improvements include asphalt or concrete street surface, concrete curb, metal gutter, and concrete sidewalk.
Foundation	Poured concrete slab with poured concrete perimeter footings.
Construction	Construction is predominantly concrete block with steel components. Interior partitions and demising walls are largely concrete block.
Height	Most of the building has a functional height of ~10'. The reception area has a vaulted 14' ceiling with clerestory window as an architectural feature.
Roof	Flat roof with a combination of rubber and built-up sections with stone ballast.
Overhead Doors	Two (2) mechanical drive-in overhead doors near the southwest corner of the building which measure ~8' X 10'.
Electrical	400 amp. main phased with runs to several distribution panels.
HVAC	Three (3) separate mechanical/HVAC rooms in the building. Two (2) rooms contain a hot water, gas-fired boiler (replaced in 2015 and 2016). Bulk air handler unit in a mechanical room at the south-central portion of the building. Heat exchanger was installed in this unit in 2015. Boiler and air handler units combine to provide forced air heat through ducts, hot water heat through baseboard radiators, and in-floor radiant heat. At least one (1) ceiling-mounted air conditioning and there is central air available to most rooms. Rear storage area has a suspended gas-fired space heater, but it is not cooled.
Plumbing	Supplies and drains to four (4) total restrooms and the shower in the bathroom. Several smaller rooms have plumbing, with two (2) rooms setup for washers and dryers. There are two (2) water heaters. Several rooms have floor drains and wash basins or sinks with connections to City sewer.
Parking	There are ~35 total parking spaces in the parking lot.
Other	<p>Hooper Corporation is the holder of a perpetual, exclusive easement over adjacent land owned by Madison Gas & Electric, referred to as Outlot "A" of the Madison Square-Riley plat, on the balance of their holdings along Pennsylvania Ave. Outlot A runs concurrent with the railroad tracks and borders the western (rear) boundary of the subject as well as other contiguous lots along Pennsylvania Ave. Permissible activities include ingress and egress, parking, and temporary storage of vehicles, materials, and supplies. The easement holder may also surface the described premises and fence the same.</p> <p>It is unknown if Hooper Corporation has the same easement interest over the portion of Outlot "A" that abuts the subject, because there is nothing on record documenting it. Their acquisition is somewhat recent (2005) while the easement dates to 1967. However, they are clearly using it, and it is a reasonable expectation that - if pursued by the owner - a similar agreement will evolve relative to this portion of Outlot "A" given precedent established on the balance. Thus, the total site area is inclusive of Outlot "A".</p> <p>A deed restriction was uncovered after a search of the Dane County Register of Deeds. It is dated 7/15/99 and recorded as Doc. No. 3134508. The restriction was placed on the property by the Dane County Humane Society, and it reads: "The property may not be used for the operation of a facility that provides services to the county and/or any municipalities for stray animal pick-up, stray animal holding, and/or cruelty-neglect investigation on a fee for service basis nor may the Property be used for the operation of an animal shelter or humane society that takes in homeless animals." This restriction can only be amended or terminated by the Dane County Humane Society by a recorded affidavit.</p>

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For Sale



Contact Us

Chase Brieman, CCIM

Senior Vice President
+1 608 441 7571
chase.brieman@cbre.com

Gretchen Richards, CCIM

Vice President
+1 608 441 7575
gretchen.richards@cbre.com

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