

# Building For Sale

## 7869 Big Sky Drive

Madison, WI



### Building Details

- > Building Size: 10,336 sqft
- > Lot Size: 1.40 acres (60,882 sqft)
- > Parking: Surface
- > Year Built: 1986 & 1992
- > Zoning: CC
- > Asking Price: \$1,550,000

### Property Highlights

- > Located along the Beltline Highway
- > Excellent visibility
- > Easy access from Beltline Hwy via Mineral Point Road
- > Great redevelopment site
- > Currently being used as an Automotive Repair Garage with 18 bays
- > Active underground 1,000 gallon used oil storage tank on north side of building
- > 50/50 split of six percent (6%) commission

MIKE HERL    Office: 608.709.5555 x1    Cell: 608.212.4623  
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Madison Commercial Real Estate LLC, 5609 Medical Cr, Suite 202, Madison WI 53719

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**M**<sup>ADISON</sup>  
**C**<sup>OMMERCIAL</sup>  
REAL ESTATE LLC



### 2019 Demographics

	1 Mile	3 Mile	5 Mile
Population	10,084	71,944	149,772
No Households	5,358	33,360	66,254
Avg HH Income	\$96,413	\$111,107	\$110,589

Traffic Counts\* 63,100 ADT W Beltline Hwy  
32,900 ADT Mineral Point Road  
\*2019 Average Daily Traffic 9,100 ADT W Beltline Hwy Ramp

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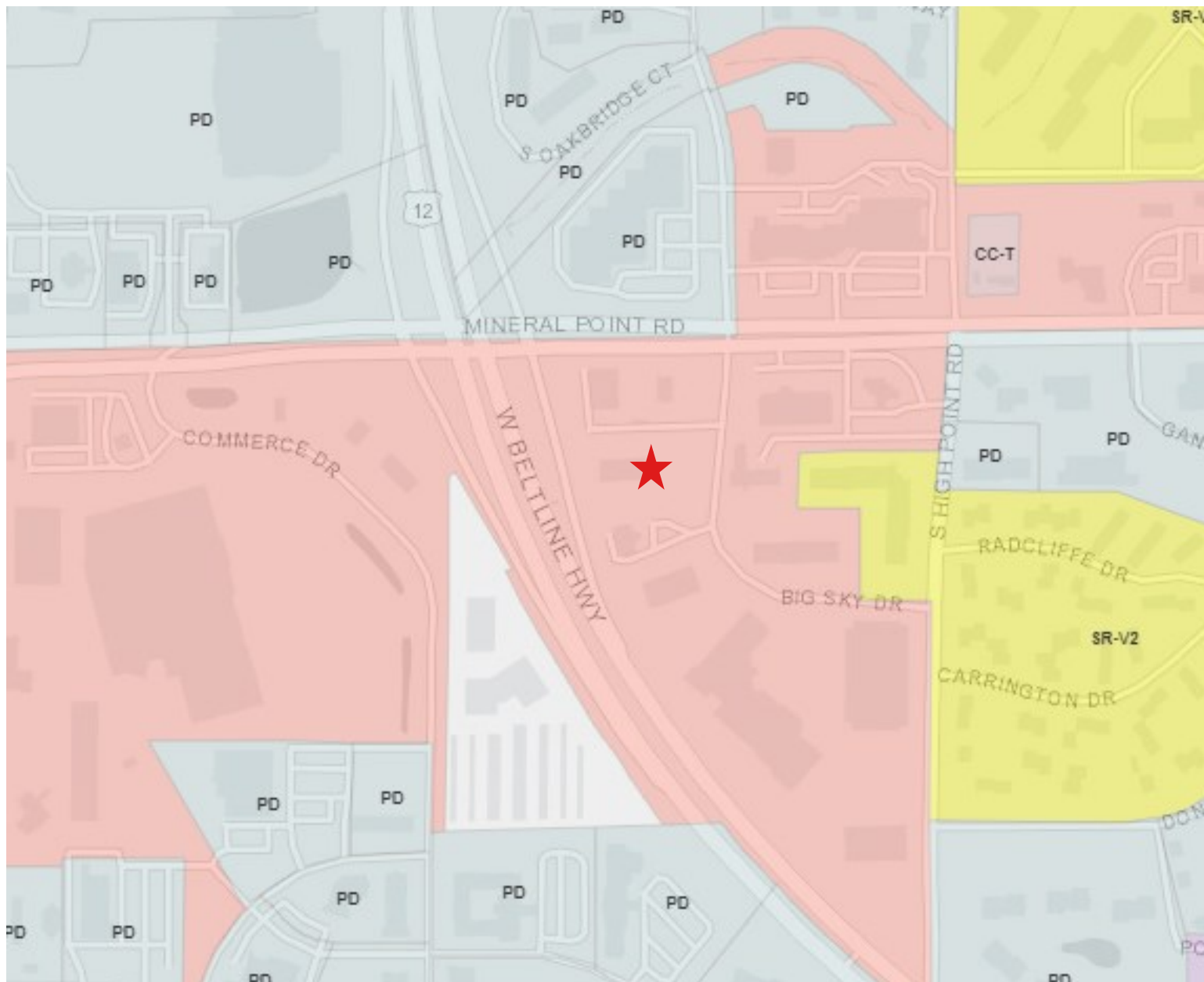
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### City of Madison Zoning Map – Commercial Center District (CC)



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**28.061 MIXED-USE AND COMMERCIAL DISTRICTS USES.**

(1) Table 28D-2 lists all permitted and conditional uses in the mixed-use and commercial districts.

(a) “P” means permitted in the districts where designated.

(b) “C” means allowed as conditional uses in the districts where designated, in compliance with all applicable standards.

(c) Uses indicated as “P/C” means permitted or conditional, depending on specific requirements in Supplemental Regulations, Subchapter 28J.

(j) “CC” means Commercial Center District.

**Table 28D-2.**

<b>Mixed-Use and Commercial Districts</b>	
	<b>CC</b>
<b>Offices</b>	
Artist, photographer studio, etc.	P
Insurance office, real estate office, sales office	P
General office, professional office	P
<b>Medical Facilities</b>	
Clinic - Health	P
Hospital	C
Medical laboratory	C
Physical, occupational or massage therapy	P
Veterinary clinic, animal hospital	P
<b>Retail Sales and Services</b>	
Animal boarding facility, kennel, animal shelter	C
Animal day care	P
Animal grooming	P
Auction rooms	P
Bank, financial institution	P
Bicycle-sharing facility	P
Building material sales	P
Business sales and services	P
Contractor's business with showroom or workshop	P
Dry cleaning plant, commercial laundry	P
Farmers' market	P
Food and related goods sales	P
Furniture and household goods sales	P
<b>Mixed-Use and Commercial Districts</b>	
Garden center	P
General retail	P
Greenhouse, nursery	P
Laundromat, self-service	P
Liquor store	P
Mobile grocery store	P

Mortuary, funeral home	P
Non-accessory temporary outdoor events	C
Package delivery service	P
Payday loan business	C
Photocopying	P
Post office	P
Secondhand goods sales	P
Service business	P
Small appliance repair	P
Small engine repair	C
Sporting goods store, bait shop	P
Tattoo shop	P
Telecommunications center	P
Tobacco shop	P
<b>Food and Beverages</b>	
Catering	P
Coffee shop, tea house	P
Restaurant	P
Restaurant-tavern	P
Tavern, brewpub	P
<b>Commercial Recreation, Entertainment and Lodging</b>	
Bed and breakfast establishment	P
Health/sports club	P
Hostel	P
Hotel, inn, motel	P
Indoor recreation	P
Lodge, private club, reception hall	P
Outdoor recreation	C
Stadiums, auditoriums, and arenas	C
Theater, assembly hall, concert hall	P
<b>Mixed-Use and Commercial Districts</b>	
<b>Automobile Services</b>	
Auto body shop	C
Auto repair station	C
Auto sales and rental	P
Auto service station, convenience store	C
Car wash	C
<b>Parking, Storage and Display Facilities</b>	
Parking facility, private	C
Parking facility, public	P

<b>Transportation</b>	
Bus or railroad passenger depot	P
Railroad right-of-way	P
Taxicab or limousine business	
Transit stop or station	P
<b>Limited Production, Processing and Storage</b>	
Artisan workshop	P
Bakery, wholesale	C
Laboratory, research and development	C
Limited production and processing	C
Mail order house	C
Printing and publishing	P
Warehousing and storage	C
Wholesale establishment	C
<b>Residential - Family Living</b>	
Dwelling units in mixed-use buildings	C
Live-work unit	P
Multi-family dwelling (4 dwelling units)	C
Multi-family dwelling (5-8 dwelling units)	C
Multi-family dwelling (> 8 dwelling units)	C
Multi-family building complex	C
Single-family attached dwelling (3-8 dwelling units)	C
Single-family attached dwelling (> 8 dwelling units)	C
<b>Residential - Group Living</b>	
Assisted living, congregate care, skilled nursing facility	C
Cohousing community	P/C
<b>Civic and Institutional</b>	
Cemetery	C
Day care center	P
Library, museum	P
Parks and playgrounds	P
Place of worship	P
Public safety or service facilities	P
Recreation, community, and neighborhood centers	P
Schools, arts, technical or trade	P
Schools, public and private	P
<b>Agricultural Uses</b>	
Agriculture - Animal Husbandry	C
Agriculture - Cultivation	C
Community garden	P

Market garden	C
<b>Public Utility and Public Service Uses</b>	
Electric power production and/or heating and cooling plant	C
Electric substations	C
Gas regulator stations, mixing and gate stations	C
Sewerage system lift stations	P/C
Telecommunications towers, antennas, and transmission equipment	C
Water pumping stations, water reservoirs	C
<b>Accessory Uses and Structures</b>	
Accessory building or structure	P/C
Caretaker's dwelling (nonresidential uses)	C
Composting	P
Day care center in school or religious institution	P
Dependency living arrangements	P
Emergency electric generator	C
Home occupation	P/C
Keeping of honeybees	P
Lease of off-street parking facility accessory to nonresidential use to	P
Management office, restaurant, limited retail, recreation facilities	P
Mission house	P
Outdoor display	C
Outdoor eating area associated with food & beverage establishment	P
Outdoor recreation	P
Outdoor storage	C
Portable storage units	P
Real estate sales office	P
Solar energy systems	P
Temporary buildings for storage of construction materials and	P
<b>Mixed-Use and Commercial Districts</b>	
Temporary outdoor events	P/C
Towing and wrecker service business	P
Vehicle access sales and services windows	C
Vending machines	P
Walk-up service windows	P/C
Wind energy systems	C
Yard sales	P

(Am. by ORD-13-00007, 1-15-13)



## BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

### 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 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the 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 with a reasonable time if you request it, unless 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 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 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 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

### CONFIDENTIALITY NOTICE TO CUSTOMERS

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER 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 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 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

### 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 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

### SEX OFFENDER REGISTRY

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

### 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 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 agreement made concerning the transaction.