



<b>1903582</b>	<b>Active</b>	<b>Business/Comm</b>	<b>Price:</b>	<b>\$299,900</b>
			(if lease only = annual lease amount)	
<b>818 W Main St</b>	<b>#</b>	<b>City</b>	Sun Prairie	D45
<b>Sun Prairie WI 53590</b>		<b>County:</b>	Dane	
<b>Trade Name:</b>		<b>Units in Bldg: 100</b>		
<hr/>				
<b>RE For Sale:</b>	Yes	<b>Ann Rent/SqFt:</b>	\$	
<b>Bus for Sale:</b>	No	<b>Bldg Gross SqFt:</b>	20,000	<i>Seller</i>
<b>Lease Only:</b>	No	<b>Net Leasable SF:</b>	0	
<b># of Stories:</b>	4	<b>Onsite Parking:</b>	yes	
<b>Bldg Dim:</b>	0x0	<b>Parking Fee/Mo:</b>	\$ 0	
<b>Year Built:</b>	2021 <i>Builder</i>	<b>Open House:</b>		
<a href="#">Schedule a Showing</a>				
<b>Show Date:</b>				

Hwy 151 to east on Main St to the NW corner of Main and Bird

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	none	00/00/0000		\$ 0	\$ 0.00	\$	3,736
2				\$	\$	\$	
3				\$	\$	\$	

<b>Gross Op Inc:</b>	\$ 0	0	<b>Est Acres:</b>	1.8000	<i>Assessor</i>	<b>Land Assess:</b>	\$ 0
<b>Ann Op Exp:</b>	\$ 0		<b>Lot Dim:</b>			<b>Improvements:</b>	\$ 0
<b>Net Op Inc:</b>	\$ 0		<b>Street Front:</b>	549	<b># Loading Docks:</b>	<b>Total Assess:</b>	\$ 0 / 2021
<b>Zoning:</b>	Commercial		<b>Ceiling Hgt Min:</b>	9	<b>Max:</b>	<b>Net Taxes:</b>	\$ 0 / 2021
<b>Parcel #:</b>	0811-064-9620-2		<b>Industrial Park:</b>			<b>Owner:</b>	

**Included:**

**Excluded:**

<b>Type</b>	Retail, Office, Restaurant/Supper Club, Grocery, Beauty/barber	<b>Building Parking</b>	21-35 spaces, Onsite, Paved
<b>Location</b>	Business district, Corner	<b>Basement</b>	Full
<b>Present Use</b>	Retail, Office, All vacant	<b>Sale Includes</b>	Easements
<b>Exterior</b>	Brick, Fiber cement	<b>Lease Type</b>	None
<b>Roofing</b>	Rubber/membrane	<b>Tenant Pays</b>	N/A
<b>Heating/Cooling</b>	Forced air, Central air	<b>Occupancy</b>	Vacant
<b>Fuel</b>	Natural gas		
<b>Water/Waste</b>	Municipal water, Municipal sewer		
<b>Features</b>	Less than 440 volt		

Retail/Office Condominium located at the corner of "Main and Main"! This fantastic opportunity is located in Dane County's second largest city with nearly 30,000 cars past per day. Sun Prairie features a population of over 30,000 and is anticipated to be 50,000 by 2024. 3,736 square ft. of white box space can be finished to your special wants and needs, it is anticipated to cost \$175,000 to bring the space to a mid-grade finish. Developer and Buyer shall negotiate final details and specifications prior to construction commencement. This space is on the main level of a newly constructed 100-unit senior apartment building. The building will feature 60 one-bedroom and 40 two-bedroom units and underground parking. Estimated completion date June 2022

Estimated completion date is June 2022. Contact David Baehr for additional information at 608-213-6686 or david@baehrrinc.com

<b>ListAgt: David Baehr</b>	52609-90	<b>CoList:</b>	<b>List Date:</b>	3/4/2021	<b>Expire Date:</b>	6/6/2022
Pref: 608-213-6686			<b>Subagent Comm:</b>	3%	<b>Electronic Consent:</b>	Yes
David@baehrrinc.com			<b>BuyerAgent Comm:</b>	3%	<b>Exclusive Agency:</b>	No
<b>American, REALTORS</b>			<b>DOM:</b>	312	<b>CDOM:</b>	312
Off: 608-834-2600 Fax #: 608-834-2620			<b>AO Date:</b>		<b>Limited Service:</b>	No
202 W Main St			<b>Closing Date:</b>		<b>Multiple Rep:</b>	DA
Sun Prairie WI 53590-2908			<b>Financing:</b>		<b>Named Exceptions:</b>	No
<b>Sale Agent:</b>		<b>Sold Price:</b>	<b>Sale Factors:</b>		<b>Policy Letter:</b>	
		<b>Concessions:</b>	<b>Competing Offers:</b>		<b>Variable Comm:</b>	No

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2021 SCWMLS **Orig MLS:** South Central WI

818 W Main St

\$299,900

1903582

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01/10/2022 08:32 AM

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