

Birrenkott Appliance Property – Condensed Data & Information Set

PROPERTY NAME: Birrenkott Appliance, 2926 Atwood Avenue, Madison WI 53704

CONTACT INFO: Gary Birrenkott 608-249-2266 glbear2@gmail.com

Asking Price: \$1,325,000

Parcel Number(s): 0710-053-1312-8 (2926 Atwood Ave – Contains the Building)
 0710-053-1314-4 (234 S Fair Oaks Ave Parking Lot)
 0710-053-1313-6 (238 S Fair Oaks Ave Parking Lot)

Property Class: Commercial

Parcel Class: Commercial

Property Type: Retail Store and Apartments and Two C-2 parking lots

Zoning Code: TSS – Traditional Shopping Street District

Historical Designation: None

Building Size: 10,214 sq ft (1st Floor 3616 / 2nd Floor 2982 / Basement 3616)

Building GFA (Gross Floor Area): 10,214 sq ft (1st Floor 3616 / 2nd Floor 2982 / Basement 3616)

Building GLA (Gross Leasable Area): 10,214 sq ft (1st Floor 3616 / 2nd Floor 2982 / Basement 3616)

Building PFA (Primary Floor Area): 6598 sq ft (1st Floor 3616 / 2nd Floor 2982)

Building Lot Size (Parcel Size 2926 Atwood Ave): 6,014 sq ft

Parking Lot Size (Parcel Size 234 S Fair Oaks Ave): 4,580 sq ft

Parking Lot Size (Parcel Size 238 S Fair Oaks Ave): 4,800 sq ft

Lot Size - 3 PARCEL TOTAL: 15,394 sq ft (0.35 acres)

Parking Ratio: 2.5

Frontage: 42.7 ft Atwood Ave 140.8 ft S. Fair Oaks Ave

Apartments: 4 (Two 1-bedroom / Two 2-bedroom). Heated porches on one 1-bedroom & one 2-bedroom.
 Apt 1 = 375 ft² + 144 porch; Apt 2 = 600 ft² + 144 porch; Apt 3 = 648 ft²; Apt 4 = 477 ft².

Rent: Below Mkt: Apt 1 & 3 = \$765; Apt 2 = \$790; Apt 4 = \$740. Mo-to-Mo handshake. All apts in great shape, wood floors.

Parking Spaces: 25

Number of Stories: 2

Ceiling Ht at Eaves: 128.5" (10.5')

Ceiling Ht at Center (if Cathedral Ceilings): 128.5" (10.5')

Amenities: 24-hr access, Wi-Fi, Bus line, Central heat, Wall AC (building), Window AC (apts), Corner lot, Signalized intersection, Municipal water/sewer, Urban service area, Cable, Internet, Laundromat on other side of attached building. Nearby housing old/new including homes, apartments and condominiums.

Heat: Steam. New Boiler January 2020.

Roof – Main Building: New November 2001.

Roof – 1940 Addition: New Fall 2011.

ASSESSMENTS

Land Assessment (2021): \$151,000 (all three parcels) see Assessment Table below

Building Assessment (2021): \$ see 'Improvement(s) Assessment', next

Improvement(s) Assessment (2021): \$459,000 (all three parcels) see Assessment Table below

Total Assessment (2021): \$610,000 see Assessment Table below

Assessment Table (2021)

Assessment Table (2021)	LAND	BUILDNG	IMPROVEMENTS	TOTAL
2926 Atwood Ave	59,000	0	453,000	512,000
234 S Fair Oaks Ave	45,000	0	3000	48,000
238 S Fair Oaks Ave	47,000	0	3,000	50,000
TOTALS	151,000	0	459,000	610,000

TAXES

2021 Taxes 2926 Atwood Ave: \$10,921.49

2021 Taxes 234 S Fair Oaks Ave: \$946.43

2021 Taxes 238 S Fair Oaks Ave: \$989.43

2021 Taxes TOTAL: \$12,857.35

DESCRIPTION:

Mixed-use building (former Birrenkott Appliance, Inc) located on a very highly visible corner of a major thoroughfare on the East Side of Madison WI – corner of Atwood Avenue and S Fair Oaks Avenue – quite possibly the most sought-after neighborhood in Madison and Dane Co. Continuous 60 linear feet of 8.5' tall sidewalk windows provide much natural light and street visibility. Features 4 smaller apartments above with ample off-street parking. Three parcels for sale include Retail Store with basement and 2nd floor apartments plus two Buildable Parking Lots. 3-parcel total = 15,394 sq ft. Corner Lot.

Former appliance store operated for 50+ years to retirement at the prime corner of Atwood Ave and S Fair Oaks Ave on Madison's beautiful east side shows the longstanding success and future potential of the site. Close proximity to many destinations that creates a vibrant, bustling area. The creative Atwood Avenue neighborhood has transformed from a blue-collar district into a hip and vibrant community. Many consider this east-side neighborhood one of Madison's most innovative due to its numerous funky shops, ethnic restaurants, and cultural opportunities. The attractiveness of the neighborhood is its small-town atmosphere, where residents can work, shop, and play all within a short walk or drive from home. It is a neighborhood that strives to maintain a diverse population, a variety of housing opportunities, and a high quality of living for all its residents, making this neighborhood a highly desirable place to live and do business.

HAPPENINGS:

The City of Madison in partnership with the City of Monona have plans to reconstruct Atwood Avenue from Fair Oaks Avenue to Cottage Grove Road. The project will include new pavement, ADA-compliant curb and gutter, sidewalk, water/sewer, and street lighting. In addition to the roadway improvements, the project will include a 10-foot-wide bike path

with an adjacent 5-foot-wide pedestrian path that will extend the majority of the project limits adjacent to Atwood Avenue including a new pedestrian bridge over Starkweather Creek parallel to the roadway bridge. Construction planned for 2025, City is currently trying to move it up to 2023.

WHAT'S NEARBY: **Lowell Elementary School** - - Kidde-corner to Birrenkott Appliance, Inc. Kindergarten through 5th grade.

Olbrich Botanical Gardens - - only 0.4 mi South on Atwood Ave, a locally treasured and globally renowned source of beauty and education featuring Classes and Workshops, Concerts, a Gift Shop, Blooming Butterflies Exhibit, and the Holiday Express Flower and Model Train Show. Rental is available for Weddings, Retirements, Birthdays, and other gatherings for any occasion.

Garver Feed Mill - - Award-winning renovated historic building featuring multi-faceted businesses providing quality, hand-crafted food and drink, local artisans, wellness studios, and the Dane Co Farmer's Market in the Winter Months. Only 0.3 mi East off Fair Oaks Ave.

Monona Golf Course - - 9-hole, par-36 regulation course only 7 minutes away, 3 mi South off Monona Drive. Features an excellent driving range with all natural grass tees. Monona offers a fully equipped clubhouse. In addition, this an excellent facility for small company or convention outings.

Aldo Leopold Nature Center - - Ancestral Land inhabited by the Ho-Chunk Nation which now provides both kids and adults the opportunity to connect with nature. Programs include an Afterschool Nature Program, Nature School, Vacation-day programs, Field Trips, Summer Camps, Public Programs, Birthday Parties, Scout Programs, etc. The Nature Nook play spaces, gift shoppe, lobby, and restrooms are open to the public at no cost. Facility Rentals are also available as well as Group Tours. Only 3.7 mi South on Atwood Ave/Monona Drive.

Yahara Hills Golf Course - - 36-hole regulation course spread over 400 acres of rolling hillside. Only a 15-minute drive away. Both 18-hole championship courses have hosted various national and state tournaments, and feature large-bunkered greens, well-placed hazards, and beautiful water features.

Madison College - - Community College offering an associate degree, technical diploma, or certificate in one of more than 180 programs. University of Wisconsin's number-one source of transfer students. 7-minute easy drive up Fair Oaks Avenue.

Olbrich Park and Olbrich Beach - - Only 0.3 mi away, 90 acres located on Madison's East side along the shore of Lake Monona and adjacent to Olbrich Botanical Gardens, Olbrich Park is one of Madison's largest lakefront parks. The park features four softball diamonds, two sand volleyball pits, two full court basketball courts, two boat launches, Canoe and Kayak rental, a B-cycle Station, Fishing, Ice Skating, Open Fields, Parking Lots, a Playground, a nice Sledding Hill, Restrooms, Tennis Courts, outdoor concerts, and "The Biergarten at Olbrich Park". And of course, Olbrich Beach with a Lifeguard and concession stand.

Bike Paths - - An off-street LTS 1 (Level of Traffic Stress 1) bike path is just 3 blocks East, called the "Capital City State Trail".

The Capital Square Downtown - - 9 minutes or 2.7 easy miles away. The Capital Building beautifully mimics the U.S. Capital Building in Washington, D.C. The "Square" is home to The Dane Co Farmer's Market, Concerts on the Square, the Art Fair on the Square, and the Taste

of Madison. With an electric nightlife, the infamous State St featuring the Overture Center for the Arts connects to the Square, as well as the Madison Children's Museum, the Wisconsin Historical Museum, and the 'Monona Terrace Community and Convention Center' designed by Frank Lloyd Wright. The Monona Terrace is home to the widely popular Concerts on the Rooftop, Dane Dances, and the Lakeside Kids children's program, to name just a few. You can also plan your wedding overlooking Lake Monona.

Williamson Street ("Willy St") - - what used to be a throwback to the hippie days of the late 1960s, Willy St is now home to an eclectic mix of restaurants, bars, housing, and shops. The Willy St Coop is a widely known cooperatively owned grocery business with three locations in Madison, having its roots at 1221 Williamson Street.

The Goodman Community Center (GCC) - - A short walk to 149 Waubesa Street. The Goodman Center, as it is known, is a private nonprofit catering to the needs of the Madison community. A variety of programs for the young and old are offered, from preschool programming to a regular calendar of activities and resources for older adults (50+). With more than 60,000 square feet of space, a variety of rooms are available — from small meeting rooms to classrooms to large spaces suitable for weddings. The Center also includes a 12,000 square foot gymnasium, an outside green, a splash pad and a direct connection to the Capital City Bike Trail. The Center offers wireless access throughout the facility.

The GCC publishes the East Side News (ESN) six times per year, providing local news and information about events, issues, resources, and programs at the Center and in our community on the east side of Madison.

The Barrymore Theatre - - A short walk up the street to 2090 Atwood Ave. The Barrymore Theatre is a 971-capacity popular entertainment venue for live concerts and performances throughout the year. Located on the beautiful Near East Side, the Barrymore features live music, comedy, film, plays and community events.

Gail Ambrosius Chocolatier - - In 2010 Gail Ambrosius was recognized by the Food Network for making "America's best little box of chocolates" and her dark chocolate creations made several "best of" lists including Midwest Living, Huffington Post, Bon Appetit, Martha Stewart Living, and O Magazine. Gail was recently named one of the top 10 chocolatiers in North America by Dessert Professional magazine. A short walk up the street to 2083 Atwood Ave.

A Room of One's Own Bookstore - - Room offers a wide selection of current and classic fiction, nonfiction, graphic novels, local interest titles, gifts, toys, and greeting cards. We also have strong children's and young adult, women's studies, and LGBTQ fiction and nonfiction sections. Just a short walk up the street to 2717 Atwood Avenue.

Neighborhood Events - - Atwood Summerfest, Summer and Winter Solstice celebrations at Olbrich Park (w/Friends of Starkweather Creek).

Local Diners, Shops, and Grocery Stores - - Many local breakfast diners and a diverse restaurant mix as well as Woodman's Grocery Store, Hy-Vee, Festival Foods, and Metro Market, all a very short and easy drive away.