



**For Sale**  
**Office/Warehouse**  
**\$325,000**

**906 Jonathon Dr**  
**Madison, WI**

**Key Commercial Real Estate LLC**  
**608-729-1800 | [www.keycomre.com](http://www.keycomre.com)**





# Property Details

## OVERVIEW

Office/Warehouse property centrally located along the beltline with great highway access. Interior finishes are well-appointed and feature waiting area, reception, conference room, 3 private offices and warehouse with 8' OH door. Roof new in 2021 and new furnace in 2022. Existing lease through 12/31/2022. Perfect for owner-occupant needing professional office space with storage.

## HIGHLIGHTS

- **Price:** \$325,000
- **Square Footage:** 2,815 sf
- **Parcel Size:** 6,006 sf
- **Zoning:** IL
- **Ceiling Hight:** 12' in warehouse
- **Age:** 3 phases between 1959 and 1965
- **Electrical:** 200 ample. Single phase
- (1) 8'x10' OH Door
- Small outdoor fenced yard
- Tenant lease expires 12/31/2022
- **2021 Assessment:** \$150,000
- **2021 Taxes:** \$2,709.27



FOR DETAILED INFORMATION CONTACT:

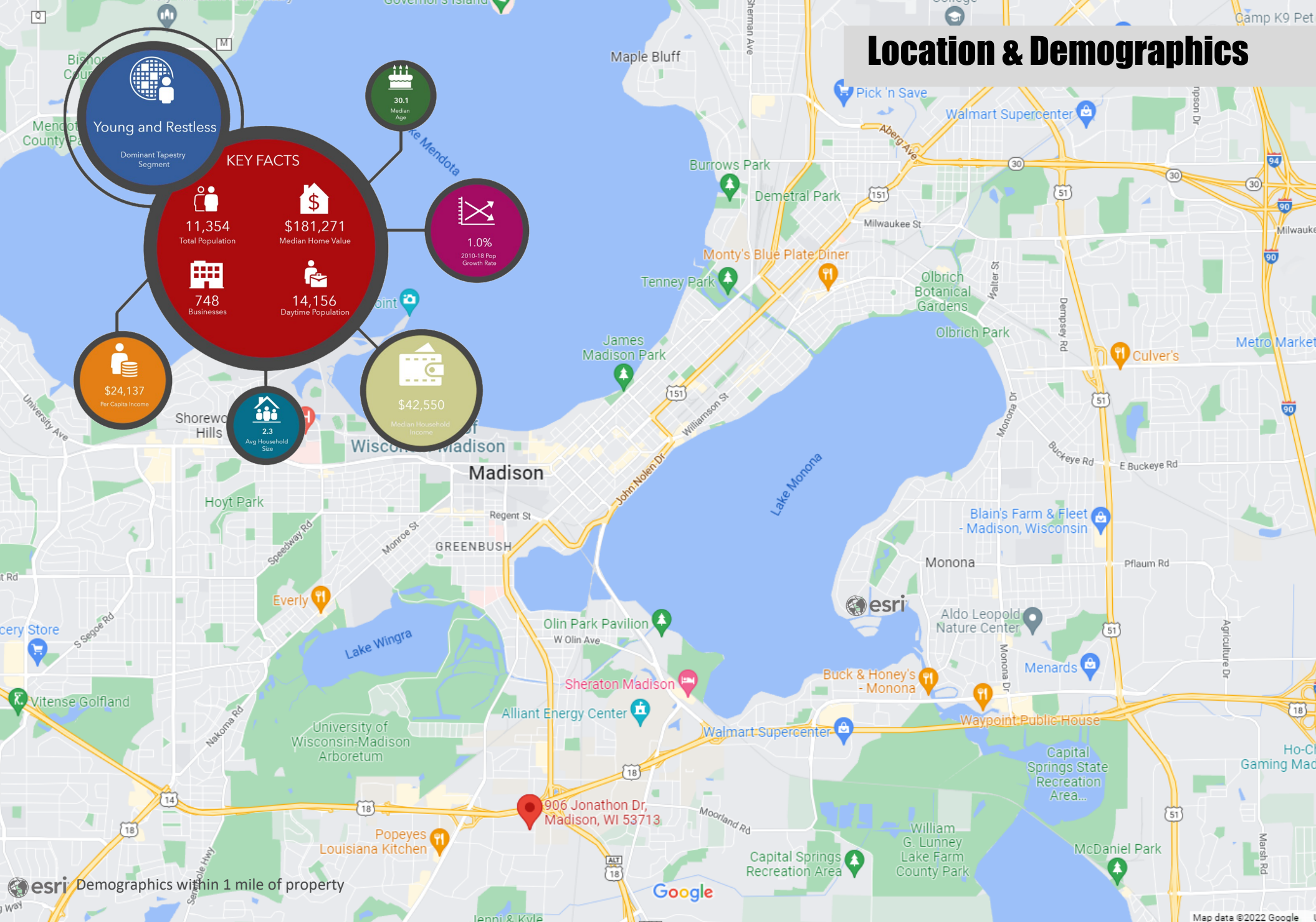


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# Location & Demographics







**BIRRENKOTT  
SURVEYING, INC.**

P.O. Box 237  
1677 N. Bristol Street  
Sun Prairie, WI 53590  
Phone (608) 837-7463  
Fax (608) 837-1081

## PLAT OF SURVEY

**SURVEYOR'S CERTIFICATE:**  
I, Daniel V. Birrenkott, hereby certify that this survey is in compliance of Wisconsin Administrative Code. I also certify that I have surveyed and mapped the lands described hereon and that the map is a correct representation in accordance with the information provided.

*Daniel V. Birrenkott* H-5-2001  
Daniel V. Birrenkott  
Wisconsin Registered Land Surveyor No. 5-1531.

NOTE: REVISED 11-05-01 MAP TO SHOW  
PLACEMENT OF CORNER MONUMENTS.

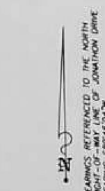
### Description:

Lot Two (2), of Certified Survey Map #349  
recorded in the Dane County Register of Deeds  
office in Volume 2 of Certified Survey Maps,  
page 111, as Document No. 1267174, in the  
City of Madison, Dane County, Wisconsin.

(Being part of Lot 24, Belt Line Projects Plat, in  
the City of Madison.)



LOT 23  
BELT LINE  
PROJECTS PLAT



**Surveyed For:**  
Harmony Construction Mgt., LLC  
4262 Argosy Court  
Madison, WI 53714  
(608) 224-3310

### Notes:

"The disturbance of a survey stake by anyone is in violation  
of Section 236.32 of Wisconsin Statutes."  
"Wetlands if present have not been delineated."  
This survey is subject to any and all easements and agreements  
both recorded and unrecorded.

### Legend:

Scale: 1 inch = 20 feet

- = Iron stake found
- = 1"x24" iron pipe set  
min. wt. = 1.13# / in. IL
- x = Chisled Cross in Concrete

Dated: 10-2-01

Surveyed: C.E.C.

Drawn: P.F.M.C.

Checked: D.V.B.

Approved: D.V.B.

Field book: 207/63-64



## Site/Survey



Jonathon Dr

REAL ESTATE, LLC

# Floor Plan/Photos



Conf. Room



Recep./Waiting



Work Room/Kitchenette



OH Door



Rear Yard



Exit to Rear Yard



Warehouse/Storage



## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

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

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm 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 Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:**

36  
37  
38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents):

39  
40  
41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

## DEFINITION OF MATERIAL ADVERSE FACTS

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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Elizabeth Iyer

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United

# Broker Disclosure