

Real Estate For Sale

Multi-Property Sale In Madison, WI // Listing Summary

Asking Price: \$3,500,000



520/522 State St.
Madison, WI 53703
11 Residential Units
1 Commercial Unit



528 State St.
Madison, WI 53703
3 Residential Units
1 Commercial Unit



For More Information Contact:

Jeremy Fuelle Acquisitions & Sales

jeremyf@madisonproperty.com

DL: 608-316-7162 O: 608-251-8777 Fax: 608-255-9656

Tony Xiong Commercial Leasing & Sales DL 608-268-4987 O: 608-251-8777

tony@madisonproperty.com

www.madisonproperty.com/realestate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors. We include projections, opinions, assumptions, or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property.

Real Estate For Sale

Multi-Property Sale In Madison, WI // Listing Summary

Investment Overview

An amazing investment opportunity is now available in downtown Madison, WI!

520-522 State St. is a 3 story mixed-use building with one commercial space on the main level and 11 apartment units above.

528 State St. is a 2 story mixed-use building with one commercial space on the main level and 3 apartment units above.

Beautiful craftsmanship and attention to detail throughout each buildings is evident. Both properties have parking spaces available in the rear with a shared driveway access. A rare find for a State Street property and a draw for any commercial tenant! Spaces are currently used by the commercial employees and customers.

State St. has remained one of Dane Counties most recognizable and walked streets as well as a sought after destination for any resident or business.

Offer Summary

Asking Price: \$3,500,000

Zoned: DC – Downtown Core

Property Tours: Appointment only. Please contact Jeremy Fuelle or Tony Xiong or Jim Stopple to Schedule.



For More Information Contact:

Jeremy Fuelle Acquisitions & Sales

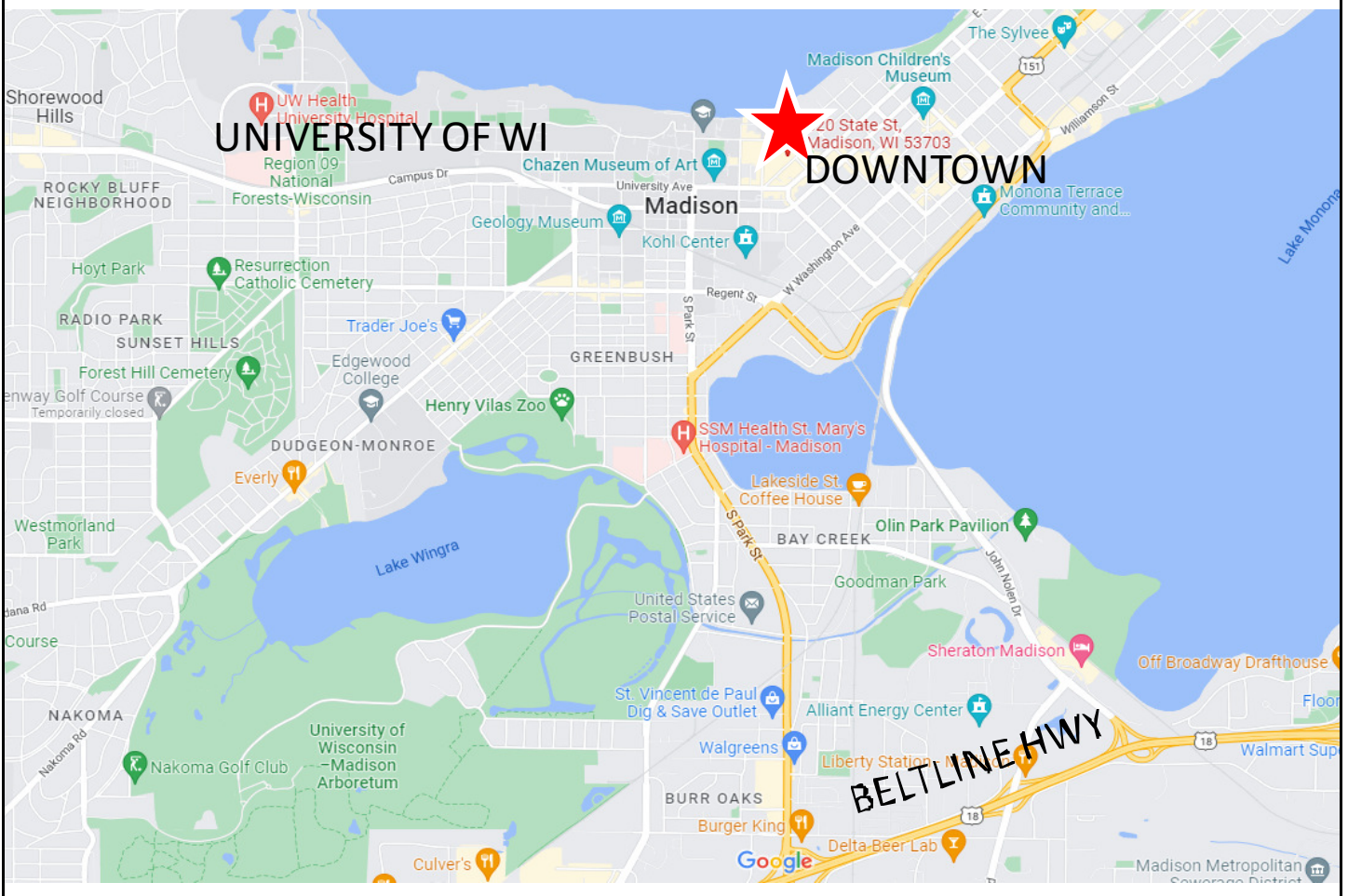
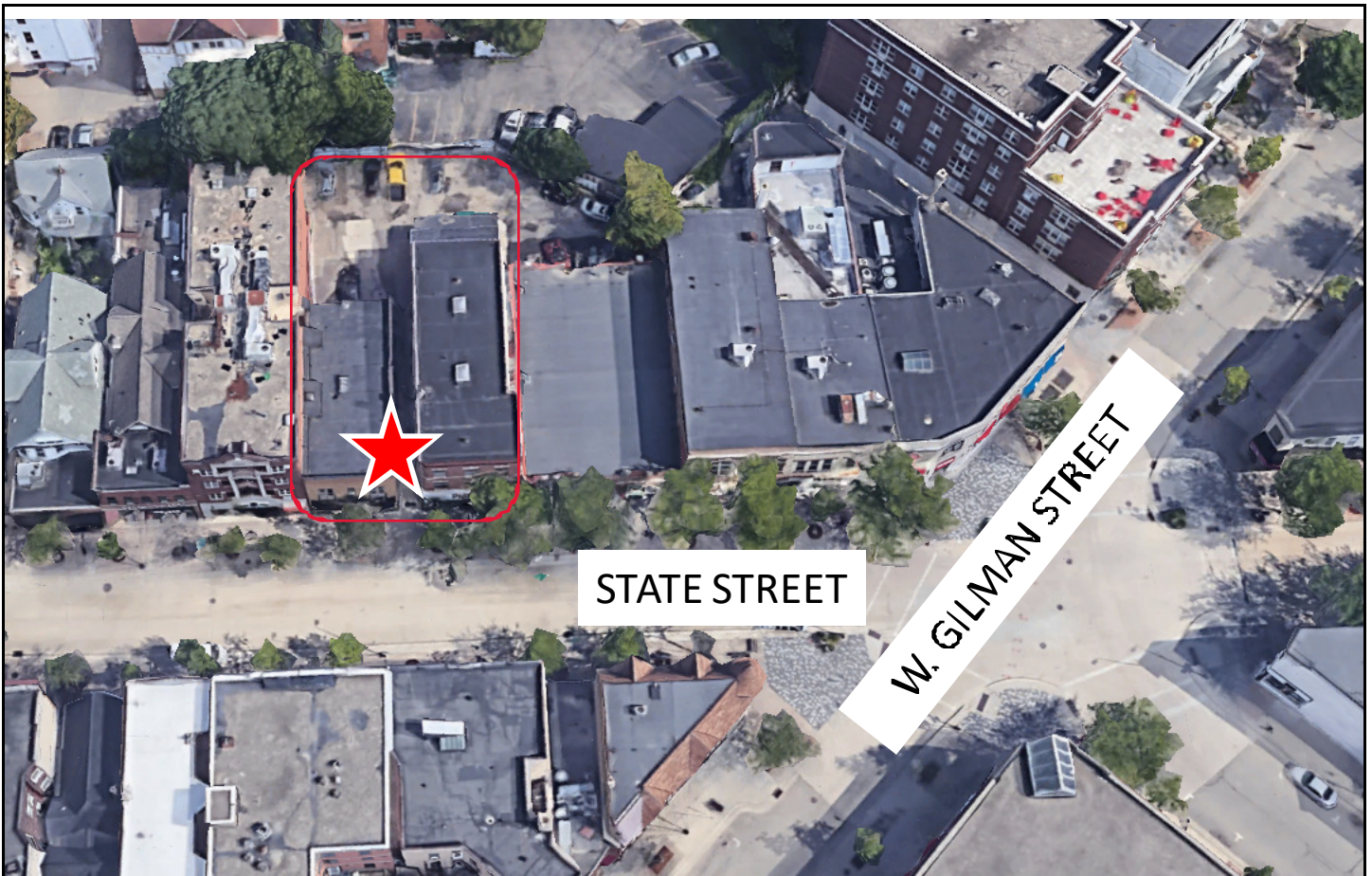
jeremyf@madisonproperty.com DL: 608-316-7162 O: 608-251-8777 Fax: 608-255-9656

Tony Xiong Commercial Leasing & Sales DL 608-268-4987 O: 608-251-8777

tony@madisonproperty.com

www.madisonproperty.com/realestate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors. We include projections, opinions, assumptions, or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property.



Parcel Number 0709-144-2020-6

Situs 520 State St

Assessment Area 9931

Owner 520 STATE ST LLC

Parcel Class: Commercial

Property Type: Apartment & store

Parcel Code:

Property Code: 416

School District: Madison

Property Data Revised: 04/04/2019

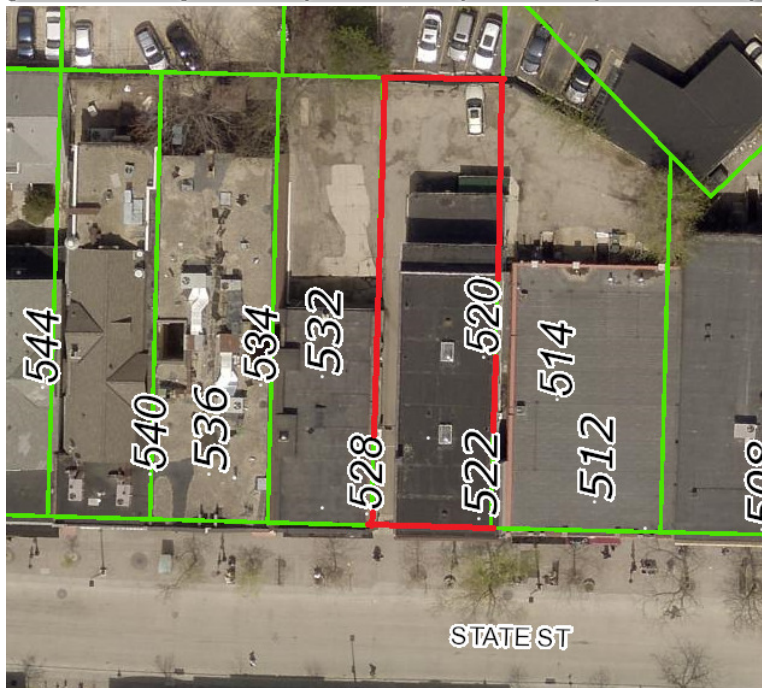
TIF District: 0

Building Data Revised:

Zoning: DC	Lot Characteristics	Utilities	Street	Frontage
Width: 0	1-Regular	Water: 2-Stubbed In	Paved	Primary: 35 State St
Depth: 0	0-None	Sewer: 2-Stubbed In	Curb-gutter	Secondary: 0
Lot Size: 4,686 sqft	1-Level	Gas: 2-Stubbed In	Sidewalk	Other 1: 0
Acres: 0.11 acres	2-Medium		No Alley	Other 2: 0
Buildability: 1-Buildable Lot	0-None			Water: 0
	Traffic			0-No Water Frontage
	Wooded			

Parcel Building Summary			
Floor Area	GFA	PFA	Apartments
1st Floor:	3,104	3,104	Total Units: 11
2nd Floor:	2,543	2,543	Rooms:
3rd Floor:	2,543	2,543	Efficiency: 9
4th Floor:			1 Bdrm: 2
5th Floor:			2 Bdrm:
Above:			3 Bdrm:
Mezz Loft:			4 Bdrm:
Basement:	3,168		Other:
Building Summary			
Parking			Buildings: 1
Level 1:			Apartment 5,086
Level 2:			Retail 3,104
Level 3:			
Other lvls.:			
Total:			
Total:	11,358	8,190	

Building 1	
GFA:	11,358
PFA:	8,190
Yr. Built:	1928
Yr. Remodeled:	1960
Quality:	Ave
Exterior Condition:	Ave
Stories:	3
Story Height:	12
Frame:	Conc
Wall Type:	FBrk
Wall Type 2:	CB
Foundation:	
Roof Type:	Flat
Roof Frame:	Wd
Roof Cover:	Built Up
Floor Frame:	Conc
Floor Deck:	Conc
Basement	Full
Apartment Units:	11



2021 Tax Information

[2021 Tax Details Pay Property Taxes](#)

Net Taxes: \$27,431.93

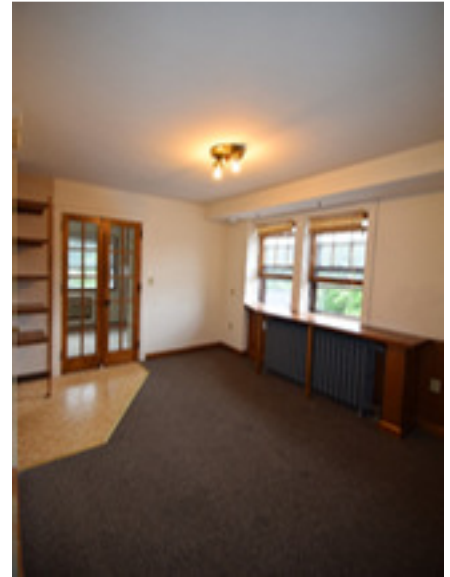
Special Assessment: \$1,432.13

Other: \$1,274.75

Total: \$30,138.81

Real Estate For Sale

522 State St. Madison, WI // Interior Photos



For More Information Contact:

Jeremy Fuelle Acquisitions & Sales

jeremyf@madisonproperty.com DL: 608-316-7162 O: 608-251-8777 Fax: 608-255-9656

Tony Xiong Commercial Leasing & Sales DL 608-268-4987 O: 608-251-8777

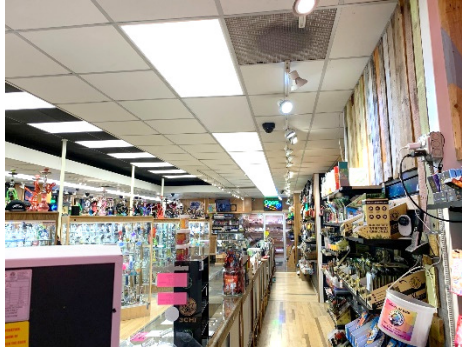
tony@madisonproperty.com

www.madisonproperty.com/realestate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors. We include projections, opinions, assumptions, or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property.

Real Estate For Sale

520 State St. Madison, WI // Commercial Space Interior Photos



For More Information Contact:

Jeremy Fuelle Acquisitions & Sales

jeremyf@madisonproperty.com

DL: 608-316-7162 O: 608-251-8777 Fax: 608-255-9656

Tony Xiong Commercial Leasing & Sales DL 608-268-4987 O: 608-251-8777

tony@madisonproperty.com

www.madisonproperty.com/realestate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors. We include projections, opinions, assumptions, or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property.

Parcel Number 0709-144-2019-9

Situs 528 State St

Assessment Area

9931

Owner 528 STATE ST LLC

Parcel Class: Commercial

Property Type: Apartment & store

Parcel Code:

Property Code: 416

School District: Madison

Property Data Revised: 05/24/2019

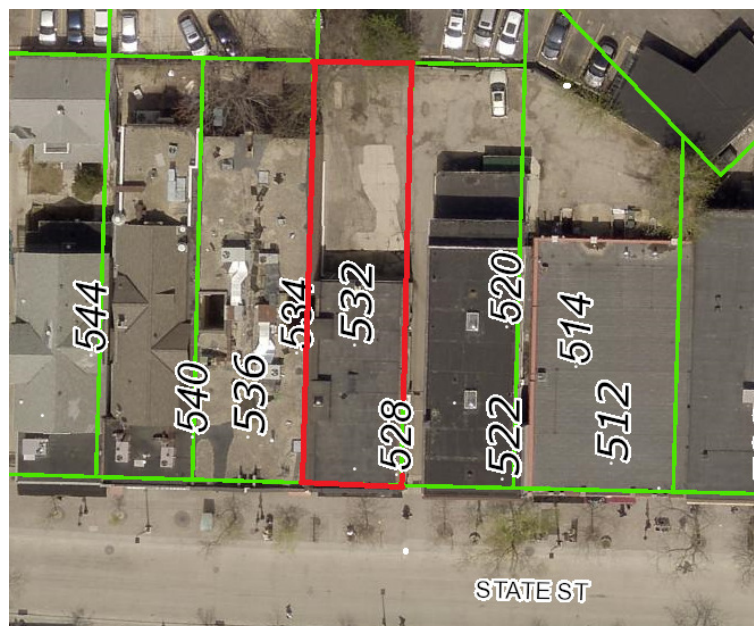
TIF District: 0

Building Data Revised:

Zoning: DC	Lot Characteristics	Utilities	Street	Frontage
Width: 0	1-Regular	Water: 2-Stubbed In	Paved	Primary: 31 State St
Depth: 0	0-None	Sewer: 2-Stubbed In	Curb-gutter	Secondary: 0
Lot Size: 4,092 sqft	1-Level	Gas: 2-Stubbed In	Sidewalk	Other 1: 0
Acreage: 0.09 acres	2-Medium Traffic		No Alley	Other 2: 0
Buildability: 1-Buildable Lot	0-None Wooded			Water: 0 0-No Water Frontage

Parcel Building Summary			
Floor Area	GFA	PFA	Apartment
1st Floor:	1,779	1,779	Total Units: 3
2nd Floor:	1,745	1,745	Rooms:
3rd Floor:			Efficiency: 1
4th Floor:			1 Bdrm: 2
5th Floor:			2 Bdrm:
Above:			3 Bdrm:
Mezz Loft:			4 Bdrm:
Basement:	1,820		Other:
Building Summary			
Parking			Buildings: 1
Level 1:			Apartment 1,745
Level 2:			Retail 1,779
Level 3:			
Other lvls.:			
Total:			
Total:	5,344	3,524	

Building 1	
GFA:	5,344
PFA:	3,524
Yr. Built:	1928
Yr. Remodeled:	
Quality:	Ave
Exterior Condition:	Ave
Stories:	2
Story Height:	13
Frame:	Conc
Wall Type:	FBrk
Wall Type 2:	Brk
Foundation:	
Roof Type:	Flat
Roof Frame:	Conc
Roof Cover:	Built Up
Floor Frame:	Conc
Floor Deck:	Conc
Basement	Full
Apartment Units:	3



2021 Tax Information

[2021 Tax Details Pay Property Taxes](#)

Net Taxes: \$14,425.66

Special Assessment: \$1,617.65

Other: \$1,120.14

Total: \$17,163.45

Real Estate For Sale

528 State St. Madison, WI // Interior Photos



For More Information Contact:

Jeremy Fuelle Acquisitions & Sales

jeremyf@madisonproperty.com

DL: 608-316-7162 O: 608-251-8777 Fax: 608-255-9656

Tony Xiong Commercial Leasing & Sales DL 608-268-4987 O: 608-251-8777

tony@madisonproperty.com

www.madisonproperty.com/realestate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors. We include projections, opinions, assumptions, or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property.

Real Estate For Sale

Multi-Property Sale In Madison, WI // Parking & Mechanicals



For More Information Contact:

Jeremy Fuelle Acquisitions & Sales

jeremyf@madisonproperty.com

DL: 608-316-7162 O: 608-251-8777 Fax: 608-255-9656

Tony Xiong Commercial Leasing & Sales DL 608-268-4987 O: 608-251-8777

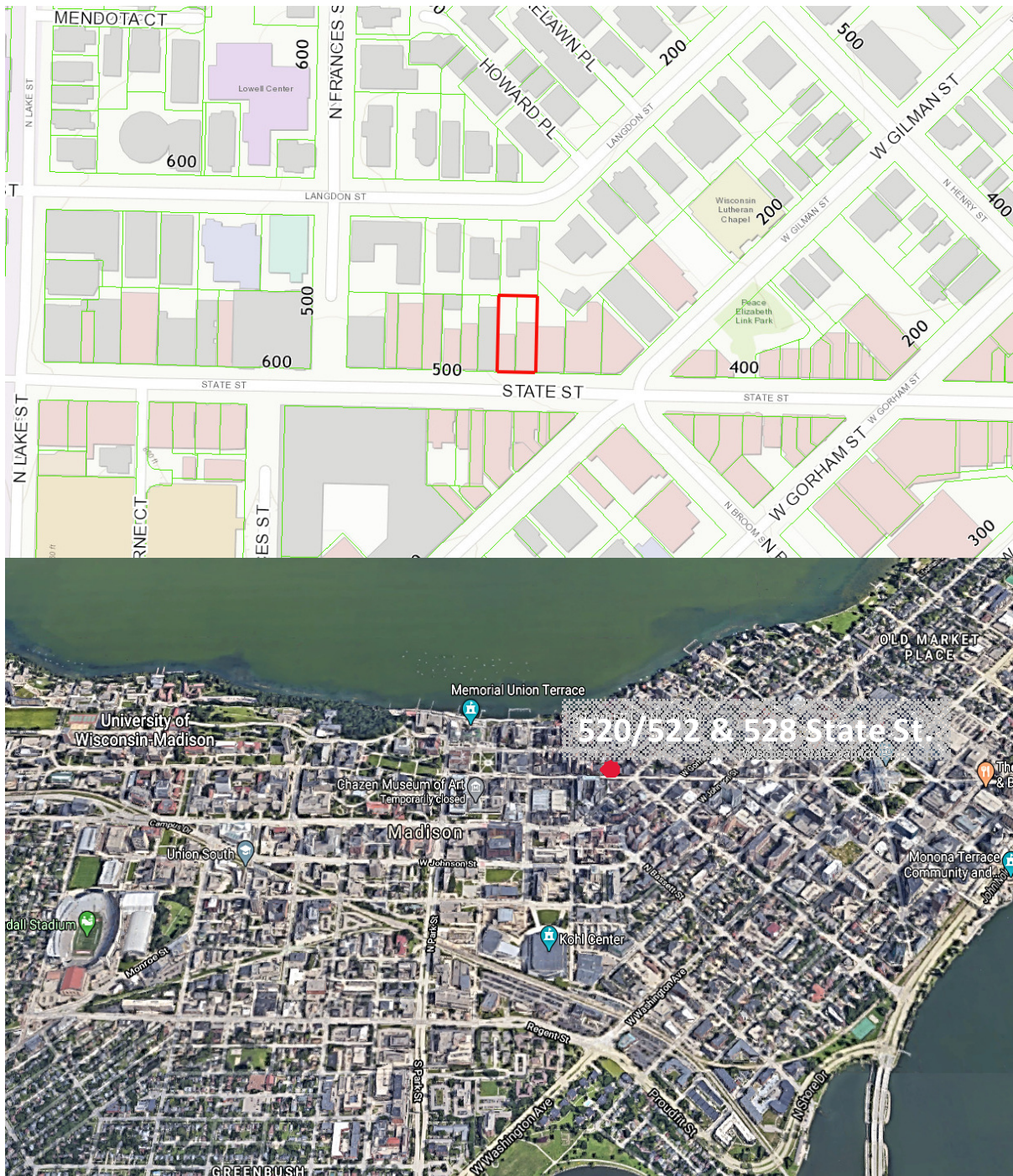
tony@madisonproperty.com

www.madisonproperty.com/realestate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors. We include projections, opinions, assumptions, or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property.

Real Estate For Sale

Multi-Property Sale // Aerial Photos



For More Information Contact:

Jeremy Fuelle Acquisitions & Sales

jeremyf@madisonproperty.com

DL: 608-316-7162 O: 608-251-8777 Fax: 608-255-9656

Tony Xiong Commercial Leasing & Sales DL 608-268-4987 O: 608-251-8777

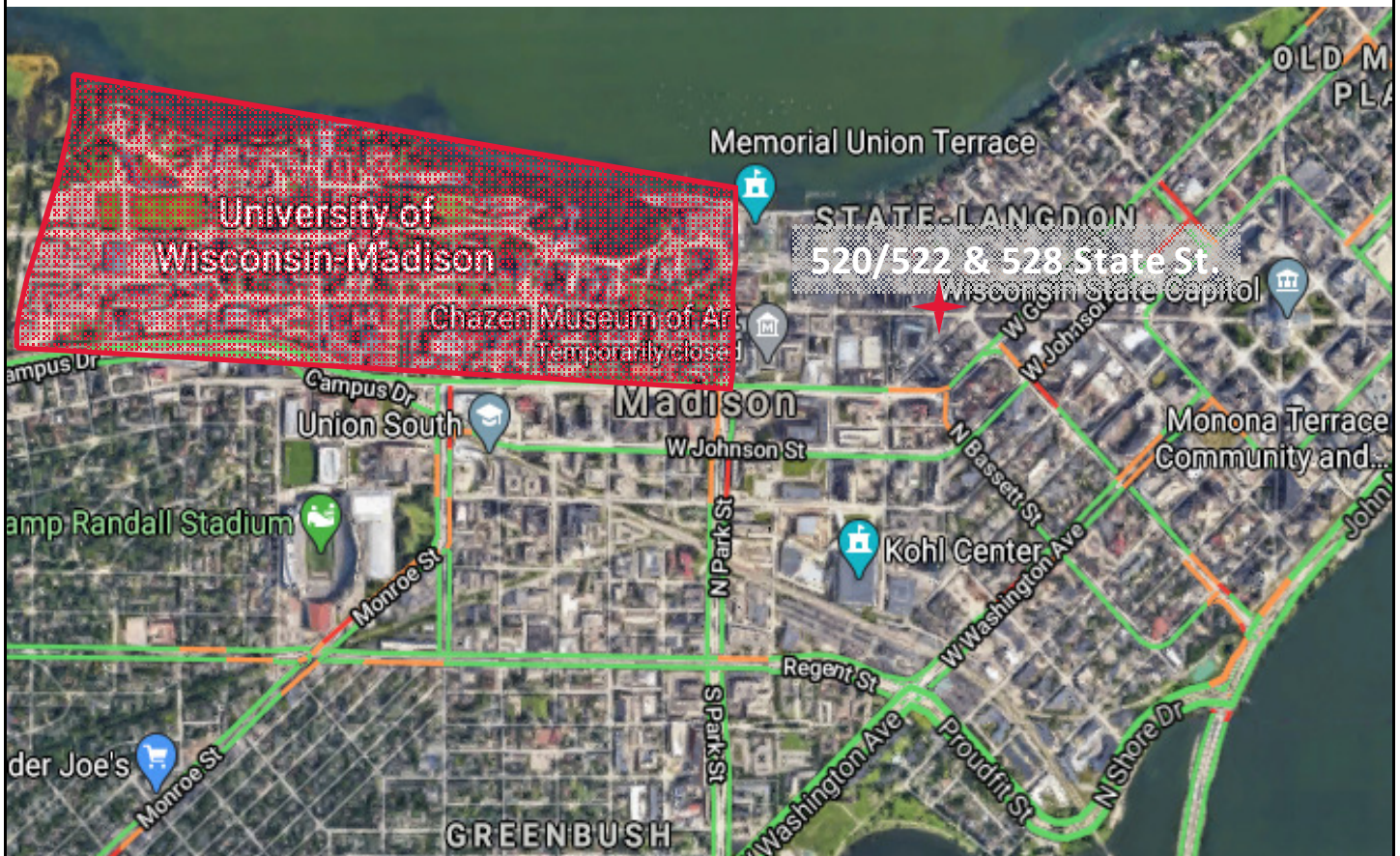
tony@madisonproperty.com

www.madisonproperty.com/realestate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors. We include projections, opinions, assumptions, or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property.

Real Estate For Sale

Multi-Property Sale // Proximity To Campus



Location, location, location!

- Only 1/3 of a mile to the University of Wisconsin campus.
- State Street remains one of Madison's most walked streets and with both buildings neighboring a large number of bars, restaurants, coffee shops and music venues this will be a draw to any resident.
- With annual enrollment rates averaging over 42,000 students. Freshman are not required to live in student housing and many choose not to, making this an ideal investment.
- Residential and commercial income will make a great addition to your portfolio.



For More Information Contact:

Jeremy Fuelle Acquisitions & Sales

jeremyf@madisonproperty.com DL: 608-316-7162 O: 608-251-8777 Fax: 608-255-9656

Tony Xiong Commercial Leasing & Sales DL 608-268-4987 O: 608-251-8777

tony@madisonproperty.com

www.madisonproperty.com/realestate

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors. We include projections, opinions, assumptions, or estimates for example only and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property.

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.)

42 **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 specific transaction.
Copyright © 2016 by Wisconsin REALTORS® Association Drafted by Attorney Debra Peterson Conrad