

Offering Memorandum



701 Ridge St
Madison WI 53705



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EXCLUSIVE AGENT

Madison Commercial Real Estate LLC ("Owner's Agent") is the exclusive agent for the 701 Ridge Street, Madison, Wisconsin ("Property"). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agents for the Owner are:

Vicki Funseth | Partner, Broker

Vicki.funseth@madisoncommercialre.com

608-669-6697

DISCLAIMER

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Property Summary – For Sale

701 Ridge Street, Madison WI 53705



Property Summary

Asking Price	\$440,000
Building Size	2,024 sf
Land Area	.11 acres
Year Built	1843
Zoning	CC-T
Parcel #	0709-212-0610-2
Total Assessment	\$270,000
2021 Taxes	\$4,902.06

Financial Summary

1 st Floor Leased through 11/30/22	\$15,575 gross income
Tenant willing to renew	
Potential Income at \$20/sf 1 st floor & \$16/sf 2 nd floor	\$38,800 gross income
2021 Expenses	\$13,334

Property Highlights

Beautiful charming two-story, stone building that has been converted from a single-family use to an office use, could be converted back. There is a small detached garage with a private driveway for additional parking. Nice corner lot with easy access to and from University Ave.

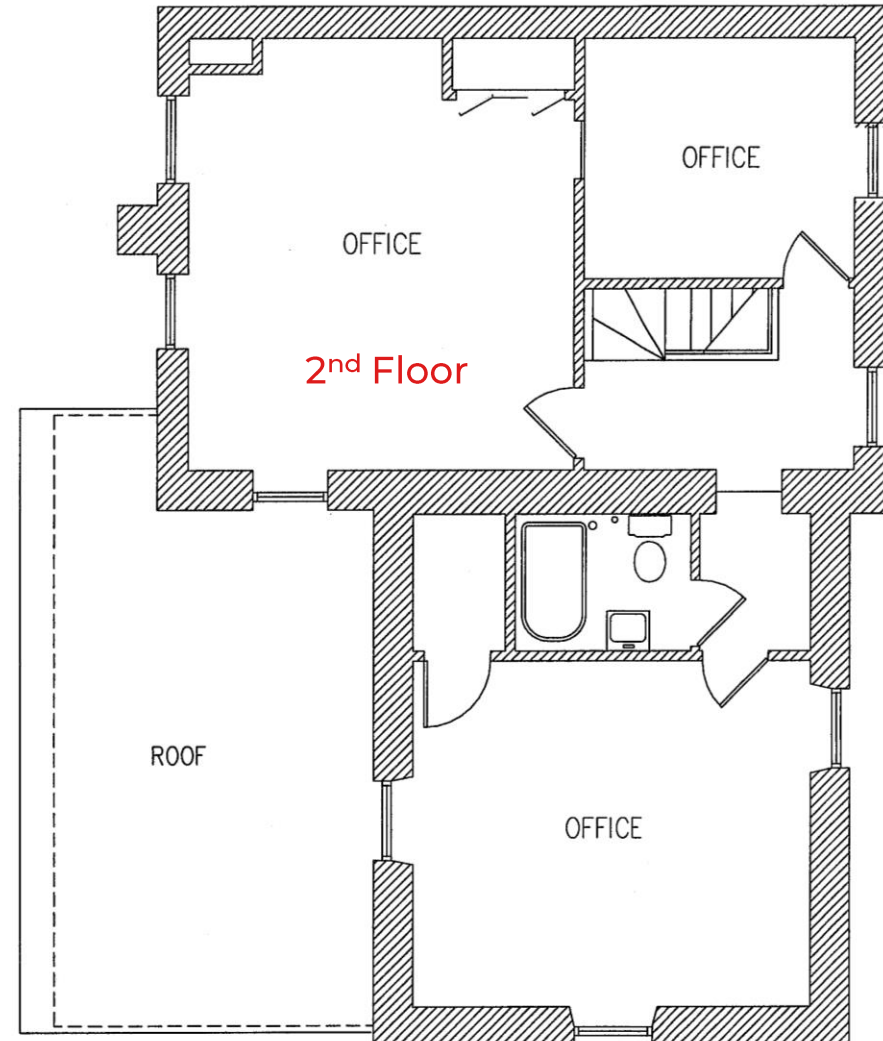
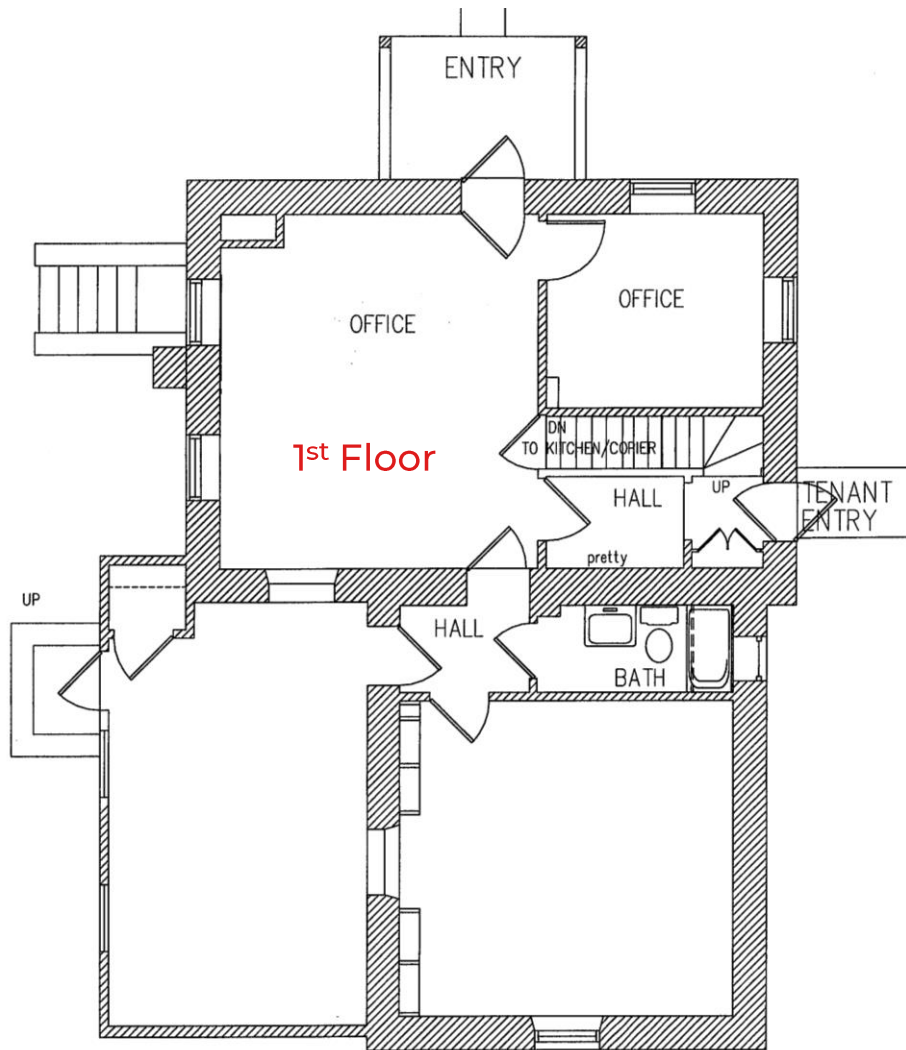
Location Overview

701 Ridge St is located, just outside of the Village of Shorewood Hills and one block south of University Ave. University Ave connects Middleton to the West to State Street in downtown Madison. The UW Hospital Campus and Hildale Mall is only minutes away via University Ave.

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Floor Plans

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Interior Photos

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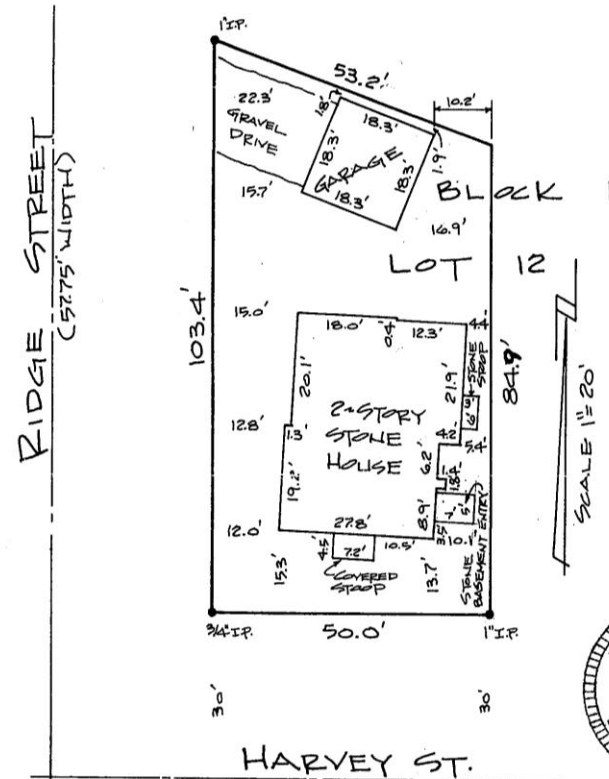
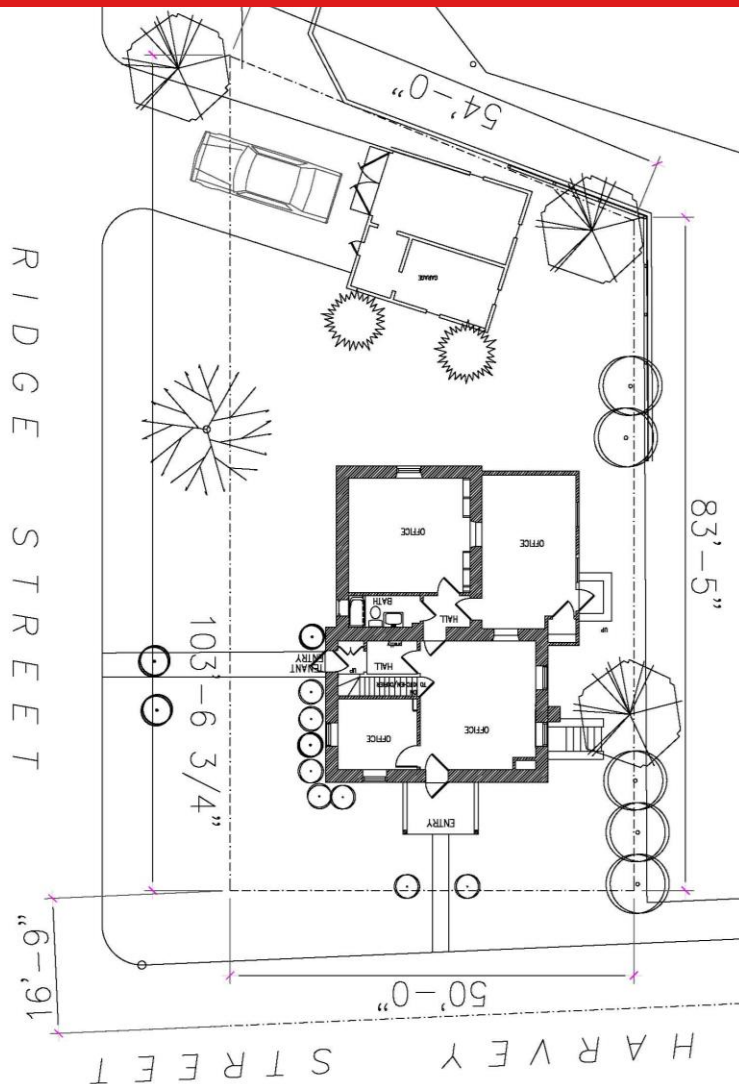
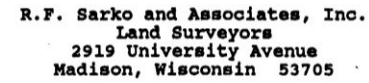
Interior Photos

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Robert H. Lark
12-28-73

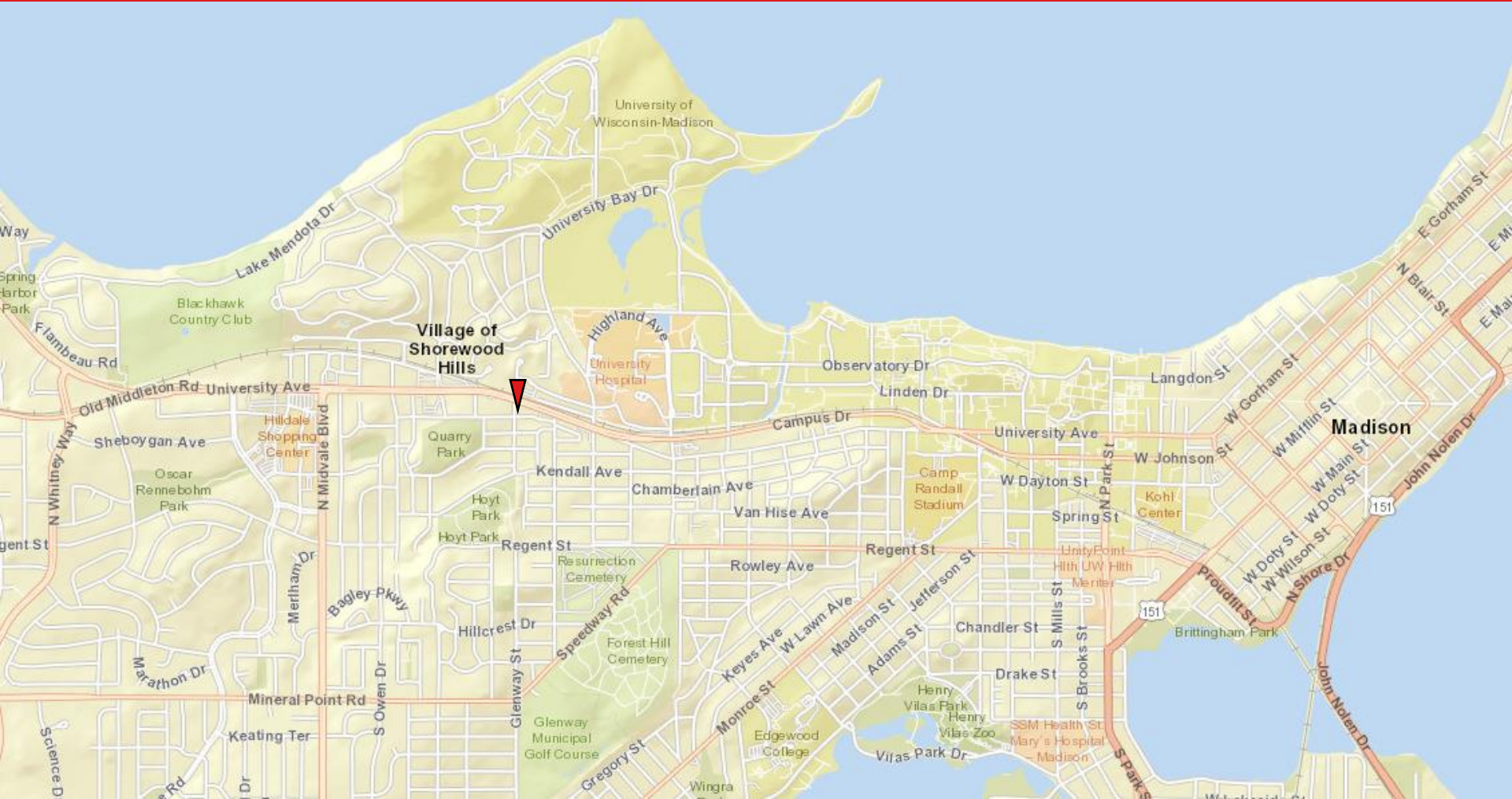
Aerial View

701 Ridge Street, Madison WI 53705



Location Map

701 Ridge Street, Madison WI 53705



Demographics

701 Ridge Street, Madison WI 53705



	2022		
	1 Mile	3 Mile	5 Mile
Population	15,021	97,326	218,982
Households	7,091	41,986	96,387
Avg Household Size	2.1	2.1	2.1
Owner Occupied	3,174	15,908	43,794
Renter Occupied	4,266	28,422	57,813
Median Age	35.2	32.5	34.3
Number of Employees	40,218	143,980	229,034
Number of Businesses	3,268	9,577	16,723

	2022		
	1 Mile	3 Mile	5 Mile
Median HH Income	\$67,269	\$58,714	\$67,071
Average HH Income	\$98,649	\$85,365	\$92,503