

FOR SALE OFFICE BUILDING



2802 Coho St

Madison, Wisconsin 53713

Property Highlights

- 2 minutes off the Beltline
- Several amenities near by
- 1 block from Cannonball bike path

Property Description

Two-Story Office Building for Lease: This 2-story office building is 18,763 SF on 1.16 acres constructed in 1982. It is conveniently located just off The Beltline Hwy, which traveling east turns into interstate 90/94/39 (interchanges going to Milwaukee, Chicago, East Madison, and WI Dells - west travels toward "West Madison", Middleton, and Baraboo). There are several amenities nearby including restaurants, banking facilities, clinics, hotels, and shopping centers. The 3rd phase of a bicycle/pedestrian bridge over Beltline Highway and its frontage road, located between Todd Drive and Fish Hatchery Road has been completed. This path is within 1 block of the Vantage Point Business Park. The bridge is the key piece of the overall 4+ mile Cannonball Path, a major new commuter route linking areas of Fitchburg and Arbor Hills neighborhood with downtown Madison.

OFFERING SUMMARY

Sale Price	\$1,500,000
Building Size	18,653 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.25 Miles	1,027	\$41,678
0.5 Miles	2,849	\$45,133
1 Mile	8,719	\$59,769

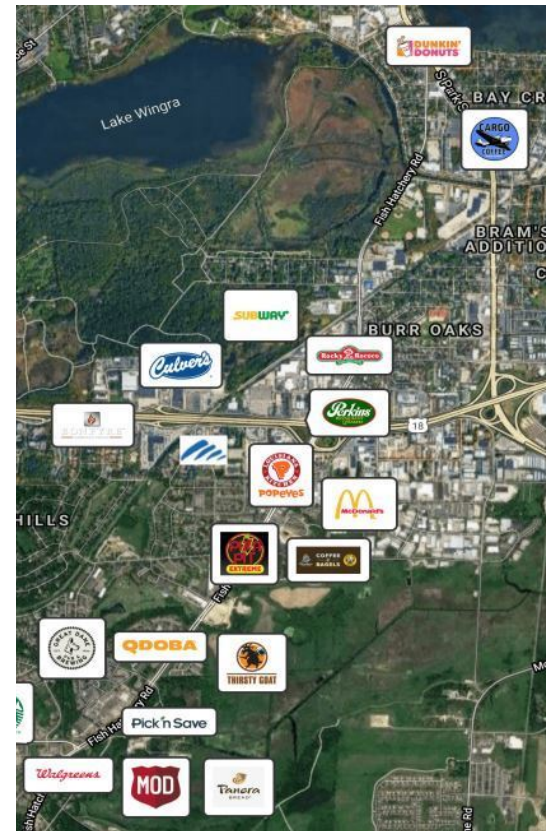
For more information

Steve Turner

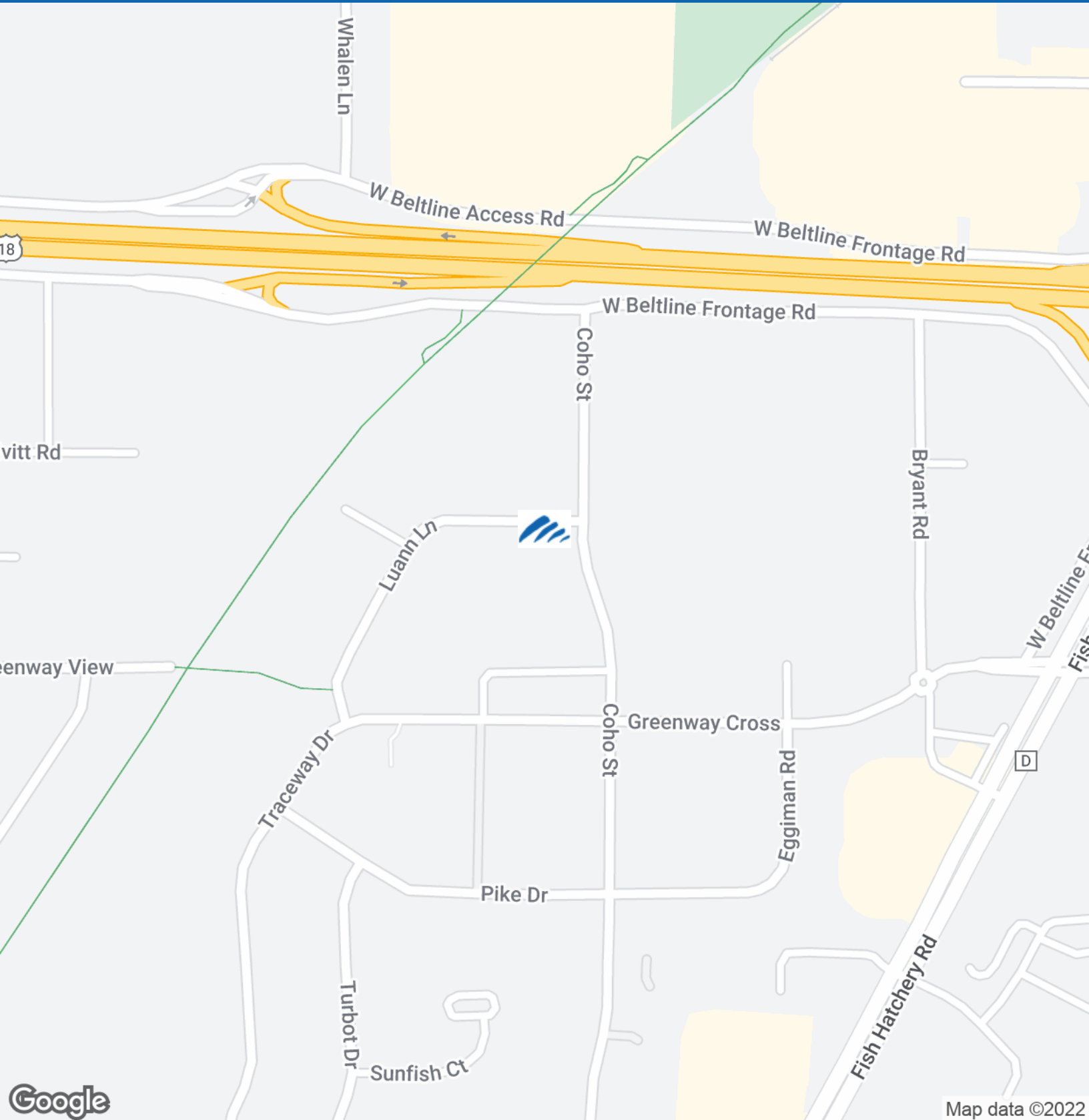
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steve.turner@greywp.com

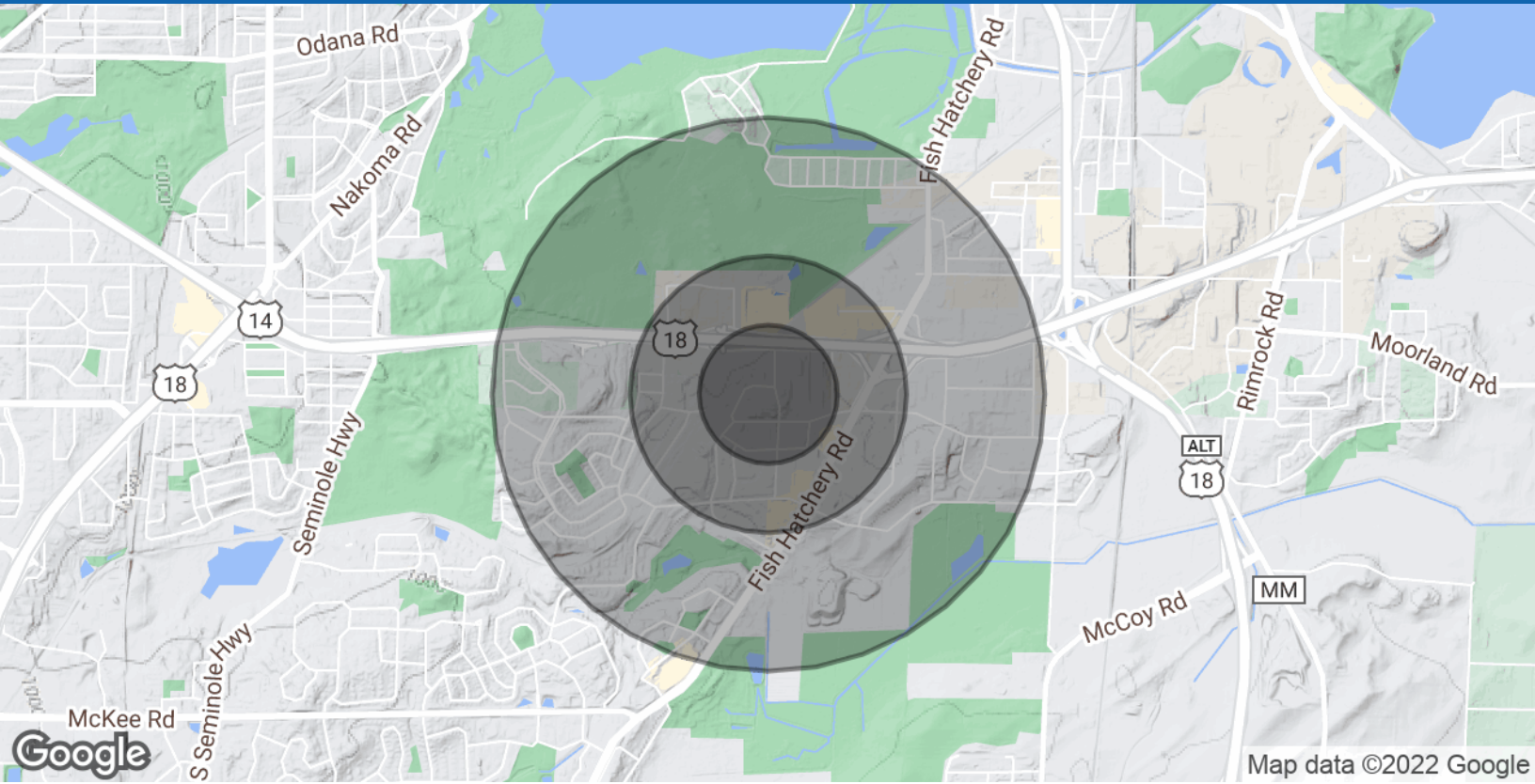
FOR SALE OFFICE



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Map data ©2022



Population

0.25 Miles

0.5 Miles

1 Mile

Total Population	1,027	2,849	8,719
Average Age	27.8	28.9	28.5
Average Age (Male)	29.0	29.3	28.2
Average Age (Female)	27.3	28.8	30.7

Households & Income

0.25 Miles

0.5 Miles

1 Mile

Total Households	496	1,379	3,888
# of Persons per HH	2.1	2.1	2.2
Average HH Income	\$41,678	\$45,133	\$59,769
Average House Value	\$438,694	\$605,706	\$370,340

* Demographic data derived from 2020 ACS - US Census



WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

NAI Greywolf
Effective July 1, 2016

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 provision in any specific transaction.
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NAI Greywolf, 115 S. 84th Street, Suite 225 Milwaukee WI 53214
Walter Sauthoff

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Phone: 4142922345

Fax:

Wiegand-Marquette