

Building for Sale



2302 W Badger Rd
Madison WI 53713



Presented By:

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EXCLUSIVE AGENT

Madison Commercial Real Estate LLC ("Owner's Agent") is the exclusive agent for the Owner of 2302 W Badger Rd, Madison, Wisconsin ("Property"). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agents for the Owner are:

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Property Summary

2302 W Badger Rd, Madison WI 53713



Property Summary

Sale Price	\$1,215,000 (\$98.00/sf)
Building Size	12,400 sf
Lot Size	.88 acres
Year Built	1978
Zoning	C2, Commercial

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Property Highlights

- Owner – Occupant, multi-tenant, flex building
- Beautiful Class “A” finishes
- Backs up to the UW Arboretum
- Easy access to and from Beltline Highway
- Fiber internet to building
- 5,151 sf of contiguous space available for lease, 3,000 current ownership & 2,151 sf vacant space

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Property Description

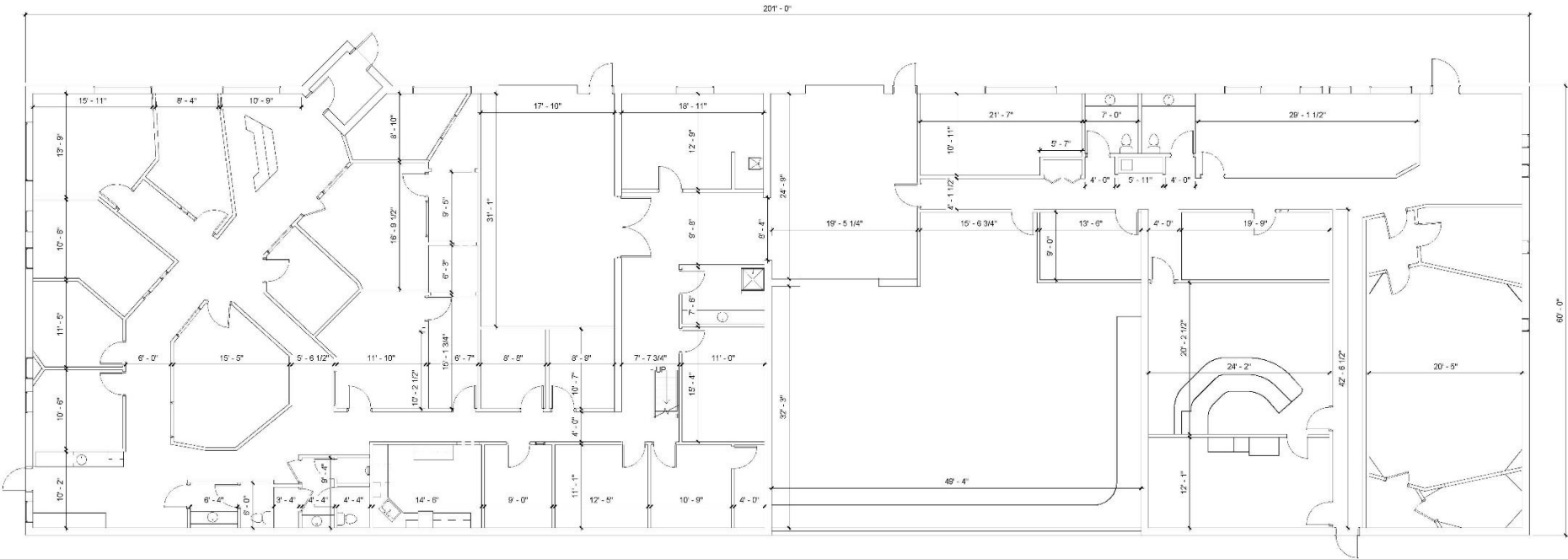
W3731 State Highway 23, Montello WI 53949



Building & Site Description

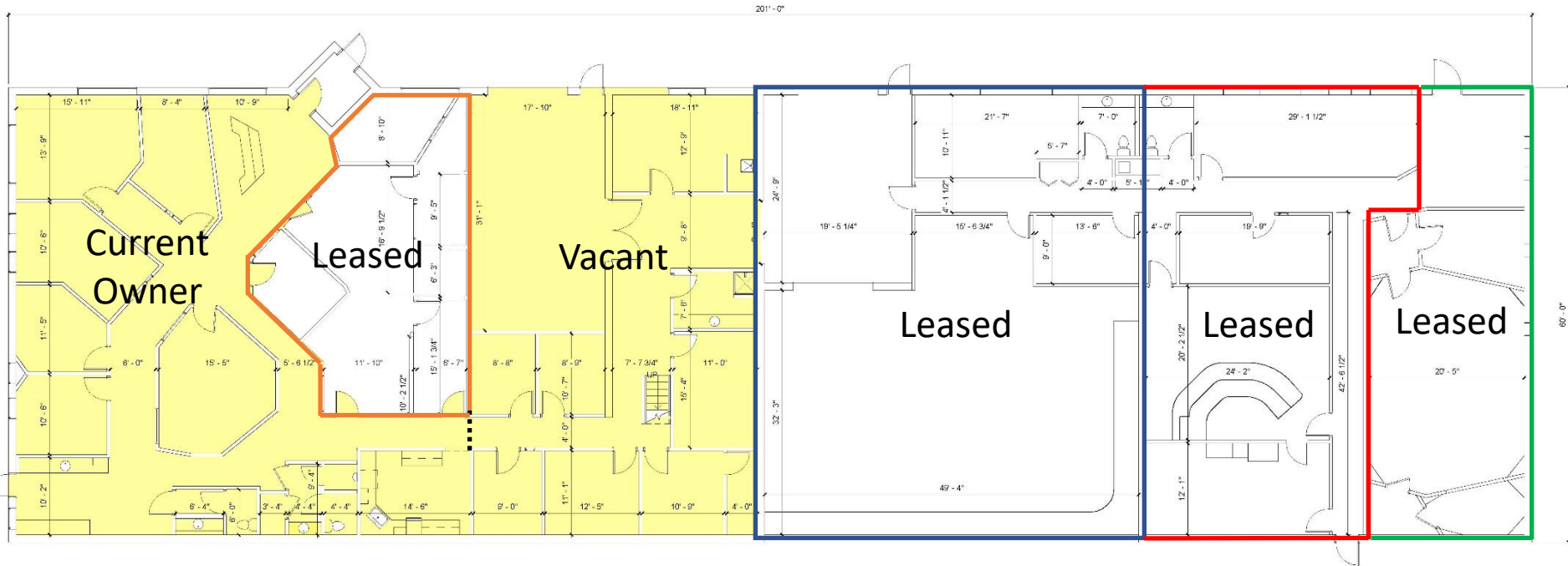
Gross Building Size	12,400 sf (assessor)
Site Size	.88 acres (38,333 sf)
Parcel #	0709-343-0412-6
2022 Assessment	\$994,900.00
2021 Property Taxes	\$16,600.05
Water & Sewer	City of Madison
Utilities	MC&E
Parking	3.23/1,000

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1 FIRST FLOOR EXISTING CONDITION PLAN
A201 SCALE: 1/8" = 1'-0"

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FIRST FLOOR EXISTING CONDITION PLAN

SCALE: 1/8" = 1'-0"

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Interior Photos

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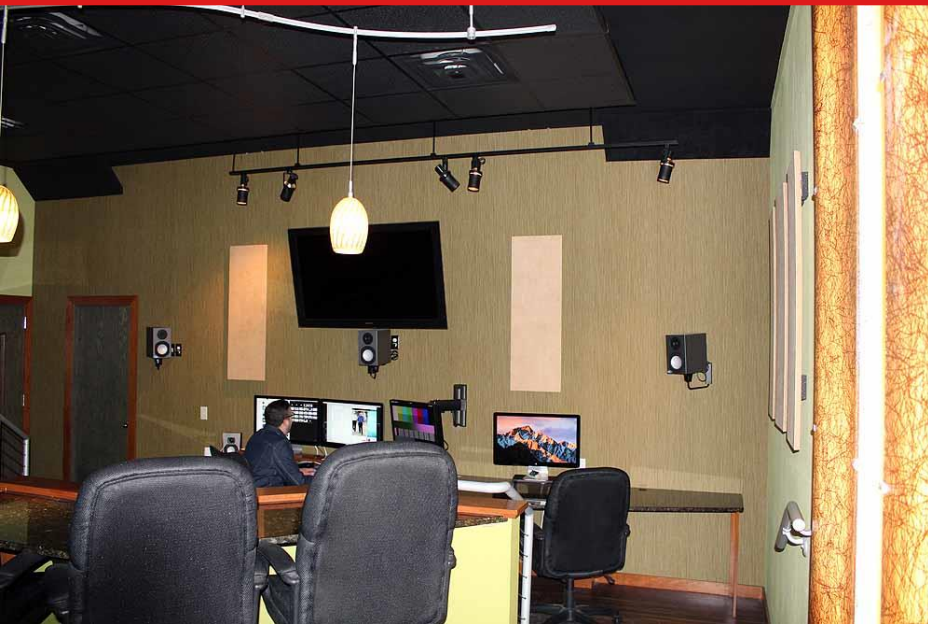
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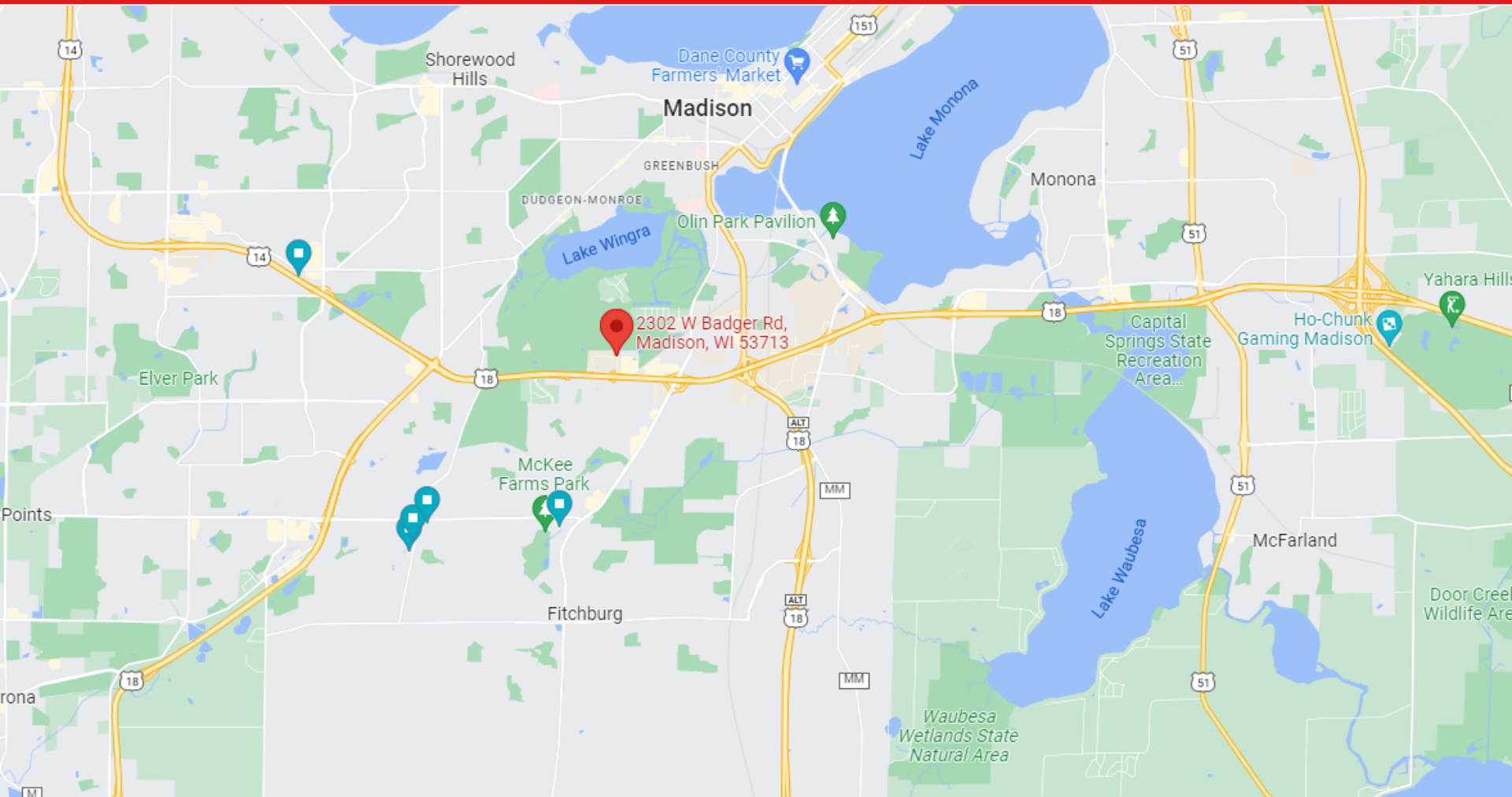
Aerial Map

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Location Map

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Rent Roll

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Tenant	SF Leased	Monthly/Annual Rent	Lease Expiration/Terms	Annual Bumps
Tenant 1	1,500	\$1,418.00 / \$17,016.00	MTM, 90-day notice	3%
Tenant 2	1,494	\$1,814.00 / \$21,768.00	11/30/26, no option	3%
Tenant 3	2,960	\$3,090.00 / \$37,080.00	5/31/2026, 5-year option	3%
Tenant 4	1,000	\$1,090.00 / \$13,080.00	2/28/2023, 3-year option	3%
J.D. Byrider	25 parking spaces	\$875.00 / \$10,500.00	Year to year	
Owner Occupied	3,000	n/a	n/a	n/a
Vacant Suite	2,151	n/a	n/a	n/a
		\$8,287.00 / \$99,444.00		

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Financial Summary

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Total Collected Income	\$99,444.00
Total Utilities	-\$15,792.32
Total Repairs, Maintenance, Grounds	-\$12,400.00
Total Property Insurance	-\$2,761.00
Total Property Taxes	-\$19,923.04
Vacancy 5,151 sf	
Total Expenses	-\$50,876.36
NOI	\$48,567.64

*Rent roll & financials provided with signed Confidential Agreement

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