

PRIME REDEVELOPMENT SITE IN DOWNTOWN MADISON

1233 Regent Street
Madison, WI



Offering Price: \$1,599,000

\$/SF Land Area: \$107.71

Site Size: 14,845 SF

Building Size: 3,004 SF

Zoning: TSS WP-27

Regent St Frontage: 168 feet

Orchard St Frontage: 91 feet

- Extremely high walkable score (90)
- Shown in the City of Madison's Future Land Use Plan for 3-4 story buildings and up to 70 units per acre
- Functional shape and size to maximize development footprint
- High visibility along Regent Street
- Three blocks from Camp Randall football stadium
- Five blocks from the Kohl Center
- Prime location serving a mix of students and owner-occupied residences in the Greenbush Neighborhood

Andrew G. Bussen
Managing Principal
Strata Real Estate LLC
2001 W. Beltline Highway
Suite 101
Madison, Wisconsin 53713
o: (608) 310-7570
c: (608) 658-9034



