

1849 NORTHPORT DR. MADISON, WI



FORMER BENVENUTO'S ITALIAN BAR AND GRILL

The previous owner ran a successful Italian Bar and Grill restaurant here for 15 years.

The space is close to turnkey, still outfitted with the necessary kitchen equipment, hood fans, walk-in coolers, freezer and dining furniture. Great potential for someone looking to start new or expand an existing establishment.

TOTAL SPACE AVAILABLE: 7,595 SQFT

NORTHPORT DR TRAFFIC COUNT: 37,050

N SHERMAN TRAFFIC COUNT: 15,850

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RENT RATE:

\$5.00/SQFT NNN + % OF GROSS SALES

CONTACT

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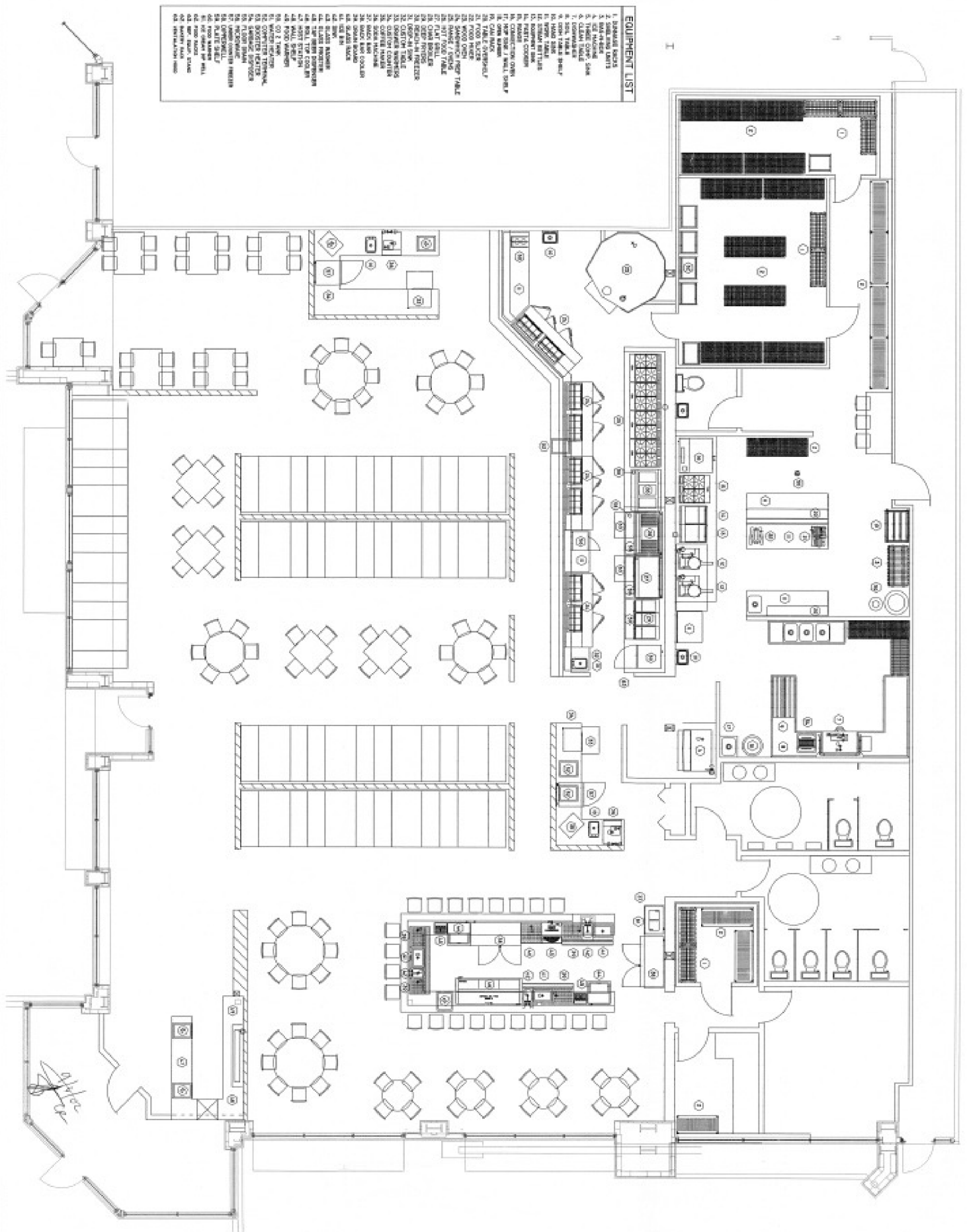
608-239-3820



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- Expansive kitchen with wood burning pizza oven.
- Seperate bar area and dining area.
- 2 large signable areas (one facing Northport Dr. one facing N Sherman Ave) for maximum exposure.
- Additional signage available on pylon sign along Northport Dr.



1849 Northport Dr | Madison | WI

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 CUSTOMER

4 You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
5 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
6 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
7 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
8 customer, the following duties:

- 9 (a) The duty to provide brokerage services to you fairly and honestly.
 - 10 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
 - 11 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it,
12 unless disclosure of the information is prohibited by law.
 - 13 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
14 information is prohibited by law (see lines 42-51).
 - 15 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
16 confidential information or the confidential information of other parties (see lines 23-41).
 - 17 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
 - 18 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
19 advantages and disadvantages of the proposals.
- 20 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you
21 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
22 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
23 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

24 **CONFIDENTIALITY NOTICE TO CUSTOMER** The Firm and its Agents will keep confidential any information given to the
25 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
26 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
27 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
28 Firm is no longer providing brokerage services to you.

29 The following information is required to be disclosed by law:
30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).
31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
32 report on the property or real estate that is the subject of the transaction.
33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
34 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
35 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

36 **CONFIDENTIAL INFORMATION:** _____
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.