

# 2230 Pennsylvania Ave

Madison, WI 53704

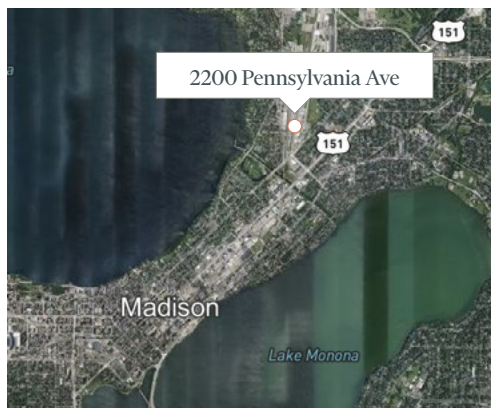


<b>Sale Price</b>	\$1,350,000
<b>Parcel #</b>	071006215026
<b>Property type</b>	Construction storage yard for Hooper Construction Corporation. Quadrangular shape w/ good frontage to depth ratio. Most of the site is enclosed with 6' chain linked fence.
<b>Site Area</b>	145,200 SF total, with 116,160 SF owned in fee plus an easement interest on 29,040 SF of Outlot A
<b>Zoning</b>	Current - Industrial Limited (IL) Future - Employment (E)
<b>Utilities</b>	All standard utilities were available to the site including water, sewer, gas, and electric. Street improvements include concrete street surface, concrete curb and metal gutter, but no sidewalk.  Billboard lease with Adams Outdoor – See lease in Virtual Deal Room
<b>Other</b>	The subject is the beneficiary of an easement over Outlot A of the Madison Square-Riley Plat. According to Document 1173312 from February 20, 1967, this perpetual easement is for ingress and egress, parking, and for temporary storage of vehicles, materials, and supplies. The grantee may surface the described premises and fence the same as long as they allow ingress and egress to the grantor, Madison Gas & Electric. There is an easement granted to the city of Madison for the installation of - and right of way to - a groundwater monitoring well. The document is dated March 31, 1995 and recorded as Document No. of 2667583. Per the 2018 appraisal, the yard and adjacent land was a dump/landfill in the 1800's. The well is used to test the water supply for contamination, and periodic test results that have been made available to Hooper have apparently not indicated the presence of any contamination.

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For Sale



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