

# 2303 PARMENTER ST

MIDDLETON, WI 53562



## OFFERING SUMMARY

Sale Price:	\$300,000
Building Size:	924 SF
Lot Size:	0.143 Acres
Number of Units:	1
Price / SF:	\$324.68
Year Built:	1920
Zoning:	B-1
Market:	Madison
Submarket:	Middleton

## PROPERTY OVERVIEW

Currently there is a single family home on the lot.

The lot is zoned B-1

The first floor is possibly 2,400 sq ft approximately.

Three stories tall max 35 ft tall.

The City of Middleton is working on zoning for the whole city. At this point the lot is being proposed to be Mixed Use Avenue (Mu-A) which will change the rear setback to 10 feet vs 30 feet currently and possible four stories.

TIF district 3.

## PROPERTY HIGHLIGHTS

- B-1 Zoning



**PREFERRED COMMERCIAL GROUP**  
Each office independently owned and operated

**JOE VOELL**  
Commercial Director  
608.234.7208  
joevoell@remax.net

5320 Monona Dr  
Monona, WI 53716-3127

800.236.4411

COMMERCIALWISCONSIN.COM

FOR SALE

REDEVELOPMENT OPPORTUNITY

ADDITIONAL PHOTOS

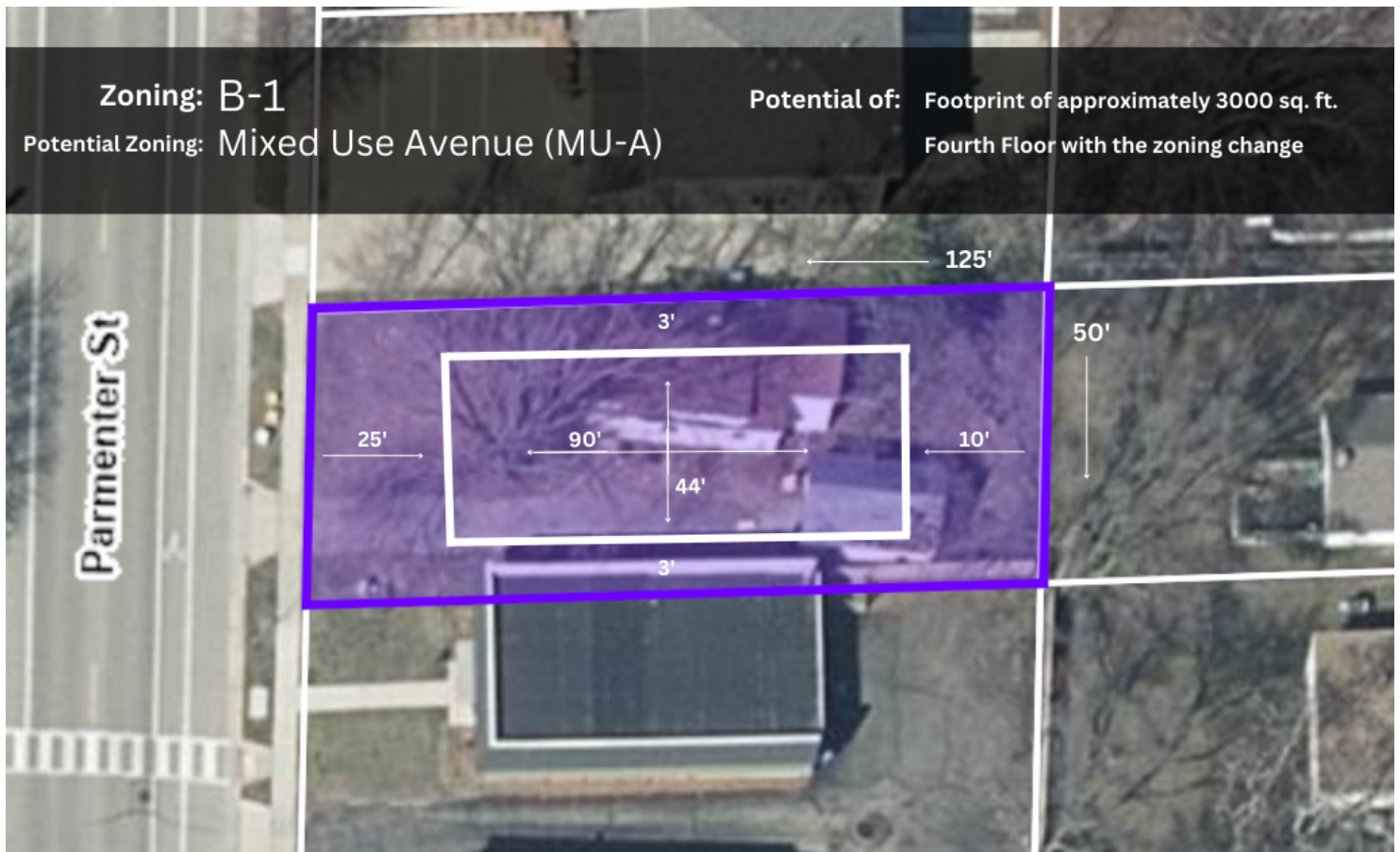
# 2303 PARMENTER ST

MIDDLETON, WI 53562

Zoning: B-1

Potential Zoning: Mixed Use Avenue (MU-A)

Potential of: Footprint of approximately 3000 sq. ft.  
Fourth Floor with the zoning change



PREFERRED COMMERCIAL GROUP  
Each office independently owned and operated

5320 Monona Dr  
Monona, WI 53716-3127

800.236.4411

COMMERCIALWISCONSIN.COM

**JOE VOELL**  
Commercial Director  
608.234.7208  
joevoell@remax.net

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated

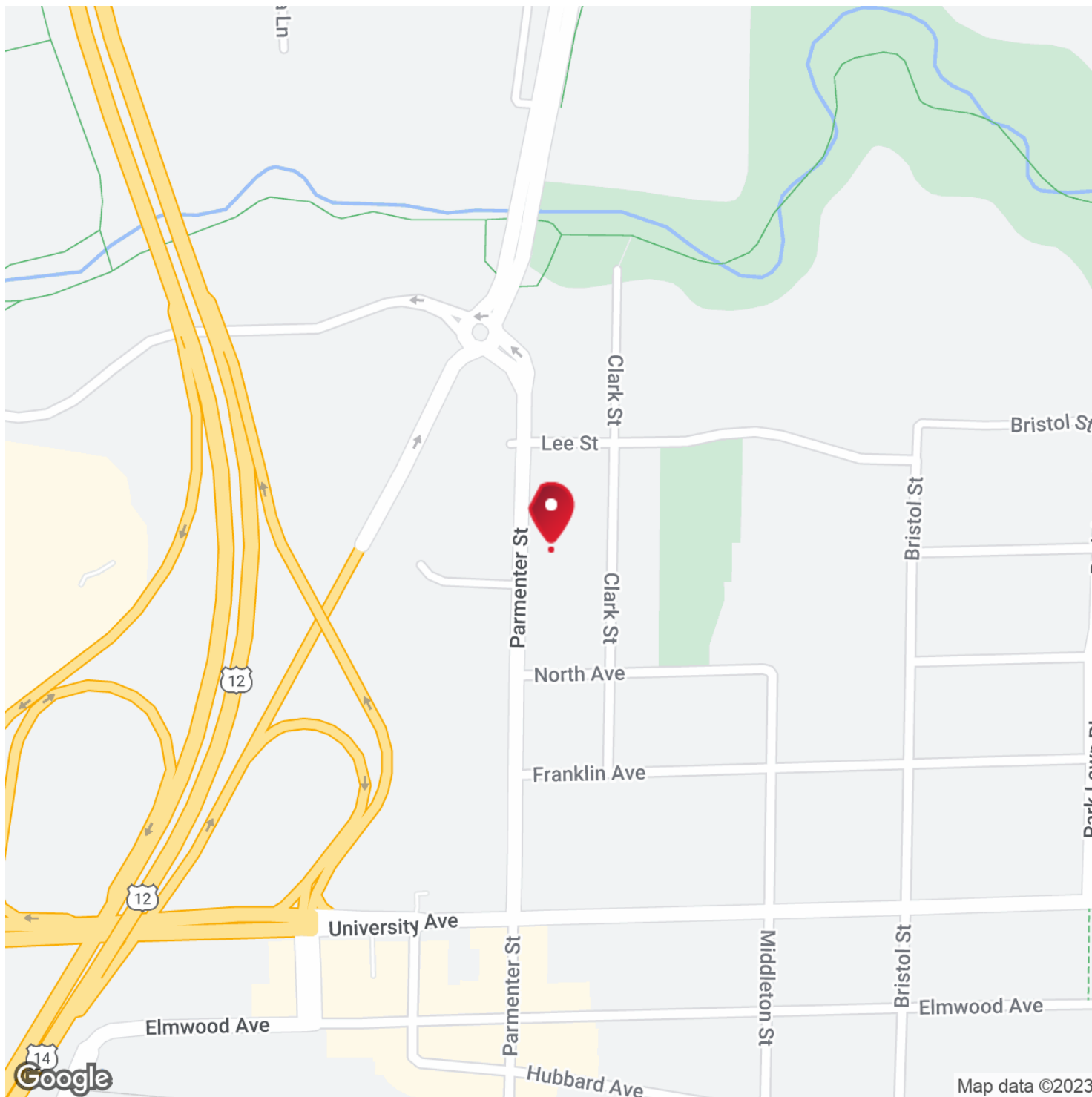
FOR SALE

REDEVELOPMENT OPPORTUNITY

LOCATION MAP

# 2303 PARMENTER ST

MIDDLETON, WI 53562



**PREFERRED COMMERCIAL GROUP**  
Each office independently owned and operated

5320 Monona Dr  
Monona, WI 53716-3127

800.236.4411

COMMERCIALWISCONSIN.COM

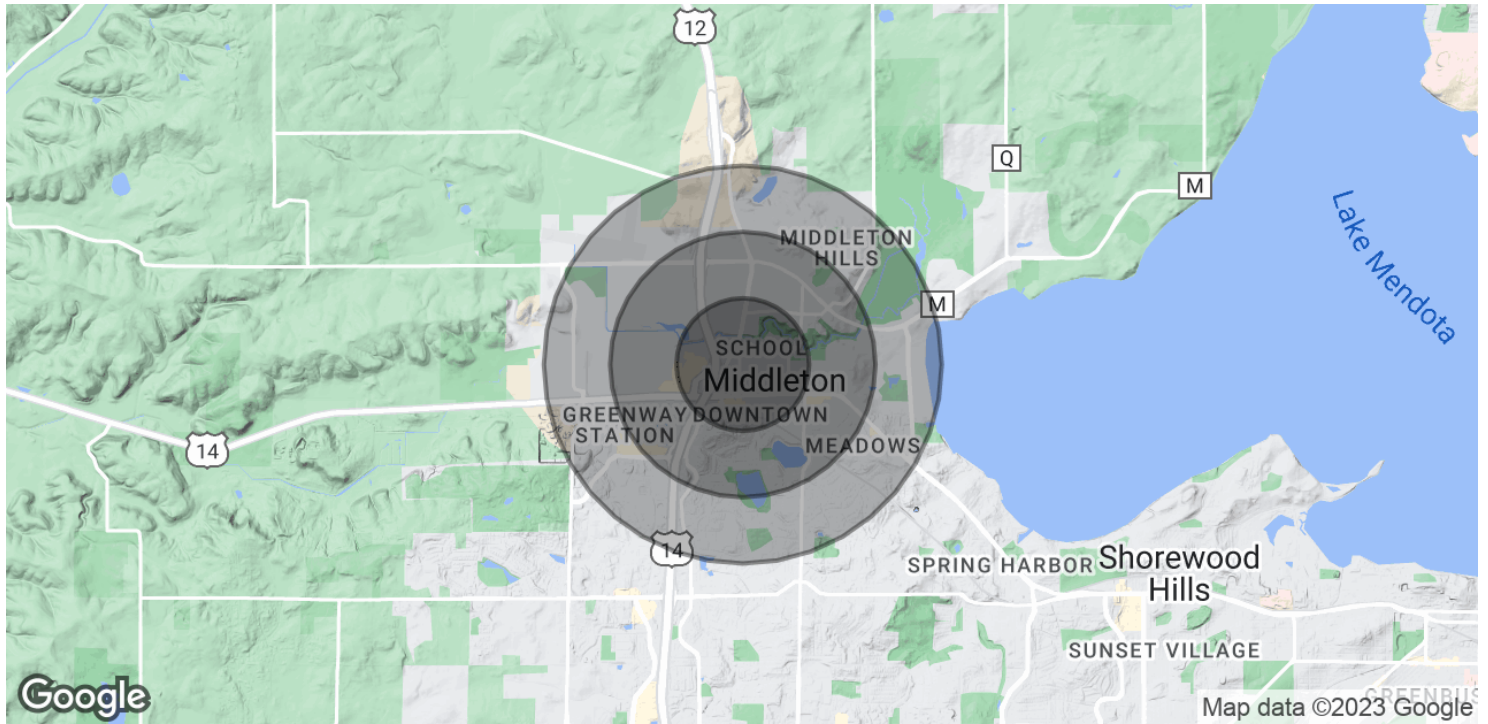
**JOE VOELL**  
Commercial Director  
608.234.7208  
joevoell@remax.net

All information contained herein is deemed reliable but not guaranteed. Each office independently owned and operated



# 2303 PARMENTER ST

MIDDLETON, WI 53562



## POPULATION

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total Population	1,639	7,106	14,343
Average Age	40.8	38.3	40.2
Average Age (Male)	38.5	36.2	38.3
Average Age (Female)	45.5	41.6	42.6

## HOUSEHOLDS & INCOME

### 0.5 MILES

### 1 MILE

### 1.5 MILES

Total Households	751	3,063	6,479
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$100,441	\$102,202	\$107,325
Average House Value	\$333,303	\$331,805	\$305,527

\* Demographic data derived from 2020 ACS - US Census



**PREFERRED COMMERCIAL GROUP**  
Each office independently owned and operated

**JOE VOELL**

Commercial Director

608.234.7208

joevoell@remax.net

5320 Monona Dr  
Monona, WI 53716-3127

800.236.4411

COMMERCIALWISCONSIN.COM