

For Sale

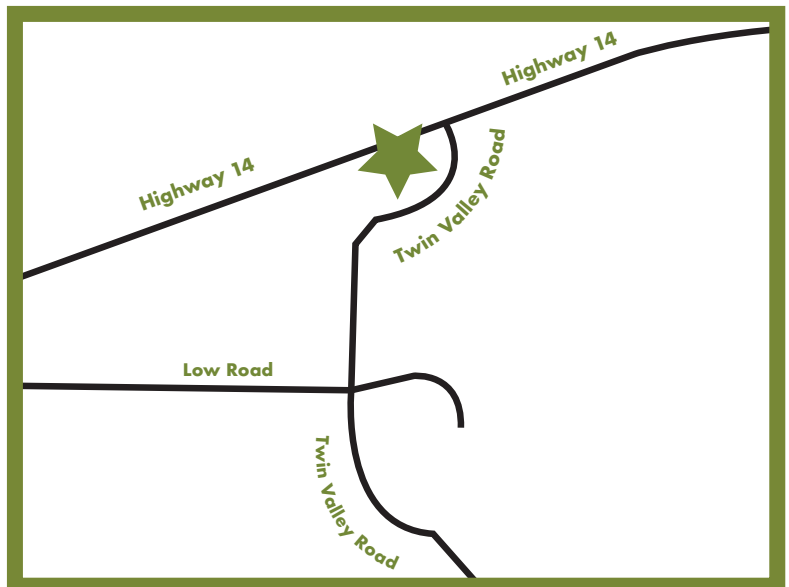


Office/Warehouse Condominium Space

4319 Twin Valley Road, Middleton

BUILDING & SPACE PARAMETERS

- 10 condo units comprising 26,608 sq.ft. including 15,338 sq.ft. warehouse, 6,502 sq.ft. office and 4,768 sq.ft. mezzanine
 - Vacant: 13,270 sq.ft. (5 condo units), contiguous and available for owner-occupant, including 8,270 sq.ft. warehouse, 3,670 sq.ft. office (two levels), and 1,330 sq.ft. mezzanine.
 - Leased: 13,338 sq.ft. (5 condo units) to tenants on 1-year leases to accommodate owner-occupant growth, or renew leases for ongoing rental income.
- Building also includes five condo units totaling 10,500 sq.ft. owned by others and not included in this offering.
- Built in 2006
- 3.23 acres / 76 parking stalls for entire building
- C-2 Commercial zoning - Town of Middleton
- Masonry, EIFS and metal exterior façade
- Metal roof with elastomeric coating applied in 2022
- 18' ceiling height in warehouse
- Four restrooms plus shower in 5-unit contiguous space; one restroom per condo unit elsewhere
- 14' overhead door in each condo unit
- 3-phase, 200 amp electrical panel available in each unit
- Forced air heat/cool in office; gas-fired radiant heat in warehouse
- Water and sanitary provided by on-site private well and septic
- Floor drain in each condo unit



SUMMARY ECONOMICS

Purchase Price:	\$3,625,000
Total Space for Sale:	26,608 sq.ft.
Available Space:	13,270 sq.ft.
Leased Space:	13,338 sq.ft.
Annual Lease Revenue:	\$129,000

FOR ADDITIONAL INFORMATION

T5 Real Estate Solutions
Tim Carey
608-358-8555
Tim@T5RE.com

Shamrock Real Estate Services
Jeff Daugherty
608-695-9597
ShamrockLLC@charter.net

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CONDOMINIUM STRUCTURE

- Ten of 15 condo units for sale in this offering; remaining five owned by third-parties
- Condo Association controlled by owner of ten units for sale herein, and currently managed by 3rd-party (Shamrock Real Estate Services).
- Annual Condo Association Budget

Grounds / Snow	\$12,000
Maintenance/Trash	\$6,300
Insurance	\$4,500
Mgmt. Fee / Misc.	\$3,210
Utilities	\$1,875
Total	\$27,885
- Condo Dues: \$150 per unit per month

SITE PLAN



CONDOMINIUM UNIT DETAILS

UNIT #	STATUS	RENT/MO.	OFFICE SF	MEZZ SF	SHOP SF	TOTAL SF
5	Leased	\$1,950	930	930	1,170	3,030
6	Leased	\$2,300	324	324	1,776	2,424
8	Leased	\$2,100	324	324	1,776	2,424
9	Leased	\$2,300	930	930	1,770	3,030
10	Leased	\$2,100	324	930	1,776	2,430
11	Vacant		0	300	2,100	2,400
12	Vacant		420	615	1,680	2,715
13	Vacant		210	415	1,890	2,515
14	Vacant		1,120	0	1,460	2,580
15	Vacant		1,920	0	1,140	3,060
TOTAL		\$10,750	6,502	4,768	15,338	26,608

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DEVELOPMENT | BROKERAGE | INVESTMENT | TENANT REP | MANAGEMENT

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