



 1620 N. Bristol Street, Sun Prairie, WI 53590

For Sale



CONDO HIGHLIGHTS:

- Includes two units (1 & 2)
- 4,212 SF (12,000SF of office)
- Three large overhead garage doors w/ openers
- Private office space and break room upstairs
- Beautiful curb appeal with heavy traffic
- Easy accessibility from Hwy 151

Additional Information

- (2) 200-amp electrical service
- NFPA 13 Sprinkler System
- Two private bathrooms w/ plumbing for third
- 176ft street frontage



\$795,000

David Baehr
Broker, ABR, RRS



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www.baehrinc.com



Description



Calling all professionals seeking the perfect workspace! Say goodbye to skyrocketing rent prices and seize ownership of this spacious 52x76 property with impressive 16ft ceilings for just \$212/sq.ft. Discover exceptional amenities, including central A/C, two 12x14 overhead doors, one 10x10 overhead door, concrete floors with drains, and a well-appointed office or retail space for seamless operations. With two bathrooms, a shop sink, fluorescent shop lights, a gas furnace, and reliable phone, internet, and cable connections, this versatile property is your ideal professional haven with only \$160 condo fees! Don't miss this extraordinary opportunity! Contact us now to view and establish your own space in the real estate market.

Details

Asking Price	\$795,000
Subtype	Storefront
Price/Sq Ft	\$188.75/SF
Year Built	2019
Stories	2
Lot Size (acres)	1.65

Property Type	Retail
Square Footage	4,212
Units	2
Buildings	1
APN	0911-321-9391-2

\$188.75/SF

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