

FOR SALE

Office/Warehouse Condominium Space

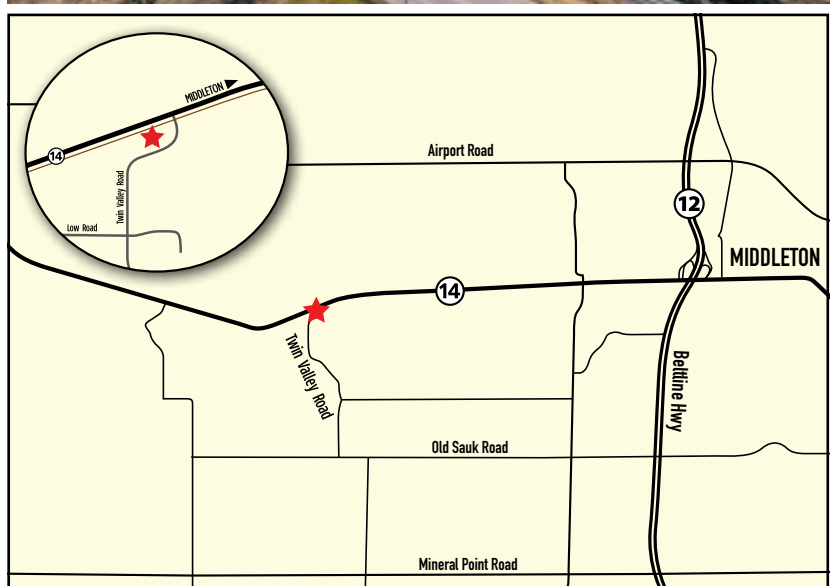
THE **RESTAINO-
ENDRES TEAM**
WILAKELIVING.COM

4319 TWIN VALLEY ROAD, MIDDLETON

\$3,499,000

Building & Space Parameters

- 10 condo units (of 15 total units in building) comprising 27,208 sq.ft. including 15,938 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: 13,938 sq.ft. (5 condo units) to tenants on 1-year leases to accommodate owner-occupant growth, or renew leases for ongoing rental income.
- 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: | \$3,499,000 |
| Total Space for Sale: | 27,208 sq. ft. |
| Available Space: | 13,270 sq. ft. |
| Leased Space: | 13,938 sq. ft. |

The information provided herein has been obtained from sources deemed reliable and is believed to be accurate. However, no guarantee, warranty or representation is made as to the accuracy thereof. The information provided herein is subject to correction or change without notice.

**RESTAINO
& ASSOCIATES
REALTORS**



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Condominium Structure

- Ten of 15 condo units for sale in this offering; remaining five owned by third-parties
- Condo Dues: \$150 per unit per month
- Condo Association controlled by owner of ten units for sale herein, and currently managed by 3rd-party (Shamrock Real Estate Services).



Site Plan



Condominium Unit Details

| UNIT # | STATUS | RENT/MO. | OFFICE SF | MEZZ SF | SHOP SF | TOTAL SF |
|--------|--------|----------|-----------|---------|---------|----------|
| 5 | Leased | \$2,500 | 930 | 930 | 1,170 | 3,030 |
| 6 | Leased | \$2,500 | 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 | 3,030 |
| 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 | | \$11,500 | 6,502 | 4,768 | 15,338 | 27,208 |

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