

For Sale

cresa

Industrial/Flex Building or Redevelopment Opportunity



3501 E. Washington Ave

Madison, WI 53714

Property Snapshot

| | |
|----------------------|---|
| Land Size | 49,647 SF (1.14 acres) |
| Building Size | 22,880 SF (Consisting of 16,000 SF of warehouse & 6,880 SF of office on 2 floors) |
| Stories | 1 story + mezzanine office |
| Year Built | 1963 (Remodeled in 2016) |
| Zoning | CC-T (Current), CMU (Future) |
| Parking | ~ 32 surface stalls + truck/trailer storage near loading dock |
| Loading | 1 dock + 2 drive-in doors |
| Asking Price | \$1,950,000 |

Zoning + Redevelopment:*

- Per most recent comprehensive plan, the site will be zoned CMU which will allow for 2 - 6 stories and a density of 130 units per acre. One story anchor retail is permitted as part of a larger mixed use project.
- Government incentives available:
 - Located in newly formed TID 52 (projected 2024).
 - Located in a Qualified Census Tract (26.01).
- Located on the City of Madison's future Bus Rapid Transit (BRT) which allows for no minimum parking requirements.

*(see page 5 for additional information)

For More Information:



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Cresa Madison

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Building Footprint Floorplan



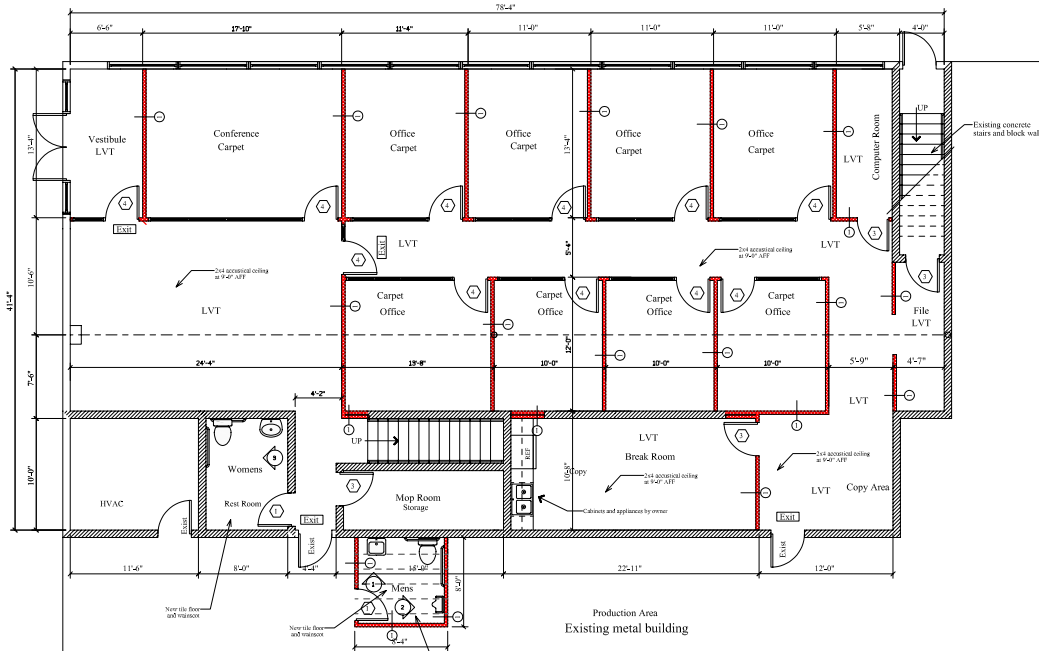
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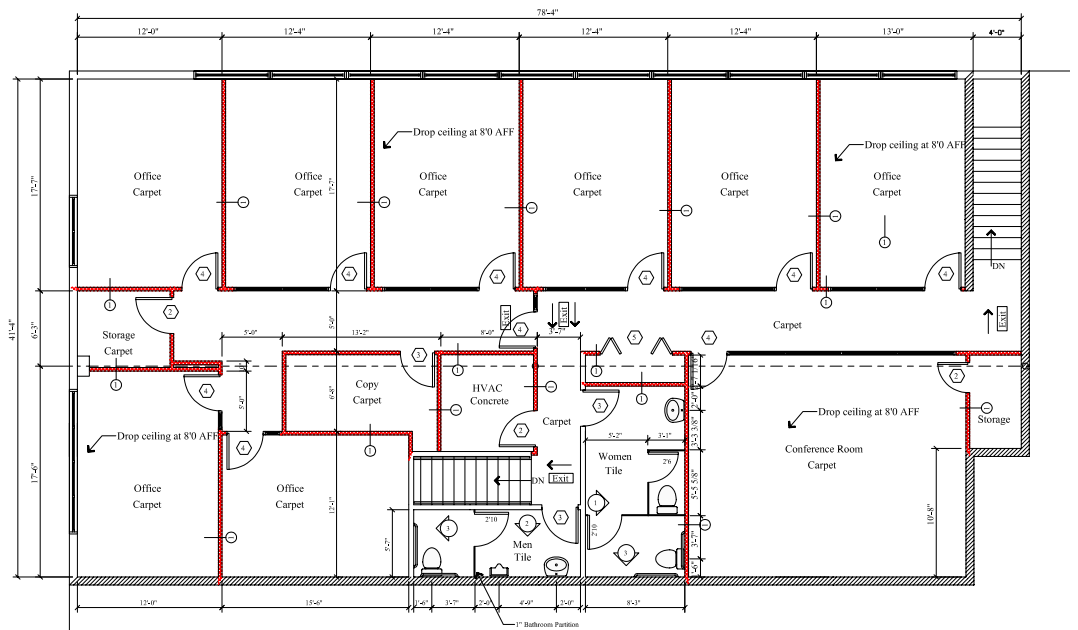
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Office Space Floorplans

1st Floor



2nd Floor

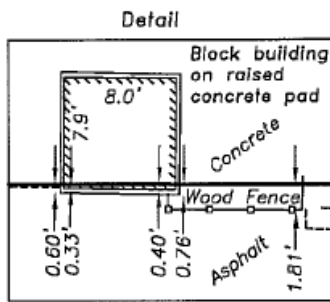


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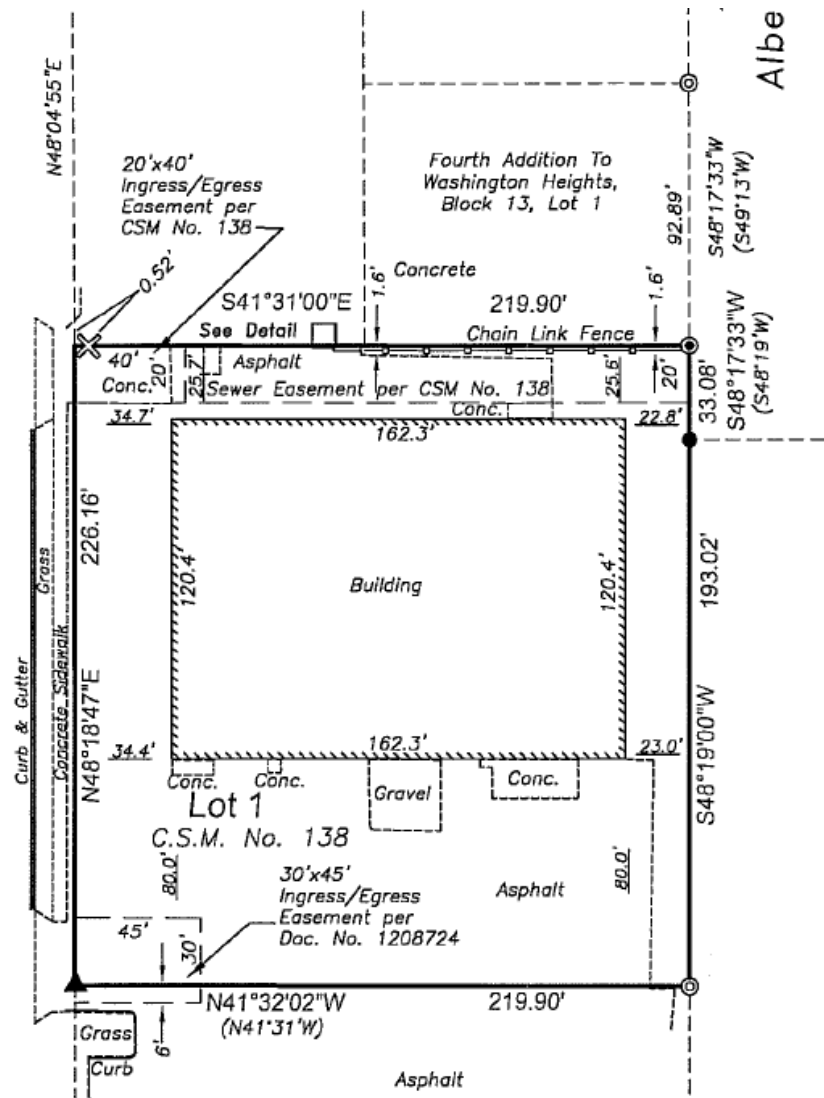


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Survey



East Washington Ave.



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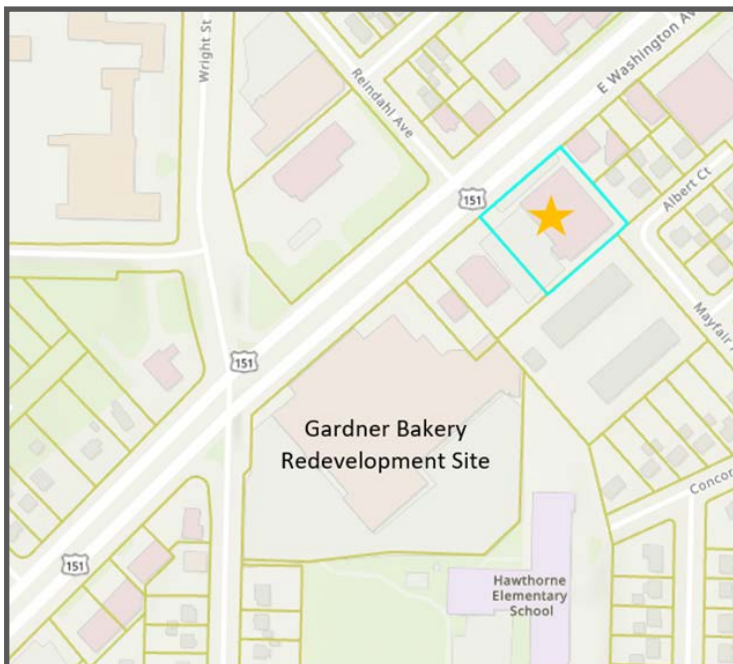
***Zoning & Redevelopment**

Comprehensive Plan Notes

Please reference the most recent Comprehensive Plan for this area – link to plan is [here](https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf)
<https://imaginemadisonwi.com/sites/imaginemadisonwi.com/files/document/pdf/180501%20Comprehensive%20Plan%20-%20Full.pdf>

- Page 19 shows this site is along a “Regional Corridor” & “Transitioning Centers”.
- Page 21: “Generalized Future Land Use Map”
 - Shows Lake City Glass (3501 E. Wash Ave.) location is in a “Community Mixed Use (CMU)” area.
- Page 25: Mixed-Use Future Land Use Categories
 - CMU allows for 2-6 Stories.
 - CMU allows for General Residential Density Range of 130 units per acre & one-story anchor retail is allowed as part of a larger, comprehensively planned mixed use project.
- Page 26: definition of Community Mixed-Use (CMU):.....”CMU areas can generally accommodate significant development with a variety of housing options and commercial uses that attract a wide customer base.

Map



Aerial View



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