

COMMERCIAL FOOD BUILDING + APARTMENT

916 MADISON AVENUE, FORT ATKINSON, WI

ALTUS CRE


[Click for Video](#)

OFFERING SUMMARY

Price	\$475,000
Size:	2,653 SF
Units:	Commercial Space + 2BR Apartment
Lot Size:	0.3 Acres
Year Built:	1930
Taxes:	\$6,913.95 (2023)

PROPERTY OVERVIEW

2,653sf commercial building with a 1,500sf 2 BR + Den Apartment. The former tenant made ice cream so there are 2 freezers plus an ice cream machine and 2 partial machines and all parts. The building has 2 garage doors and a patio with a large parking lot (used for car shows) and a canopy. Ice cream trailers and car are negotiable. Items included in sale are State of WI Dairy License, ice cream machine, 4 Copeland compressor systems, Generac whole facility natural gas backup generator, Brinks safe, and most vintage signs. Potential to add additional rental units. Apartment Video: <https://youtu.be/m-JaZQ986pQ?si=6hRsyfGA5NhpZCU4>



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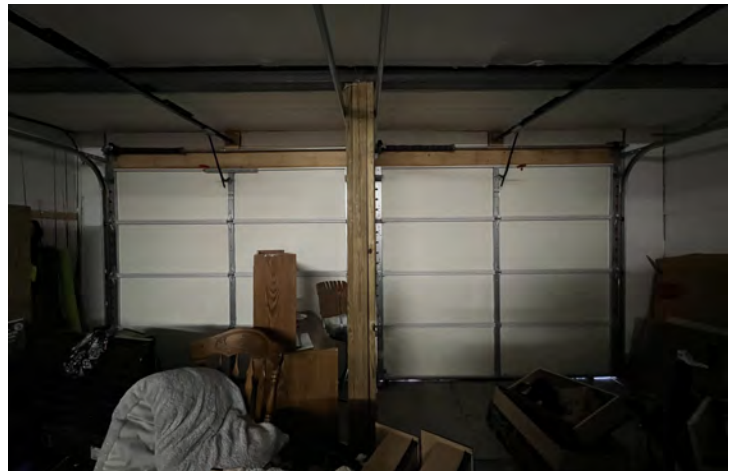
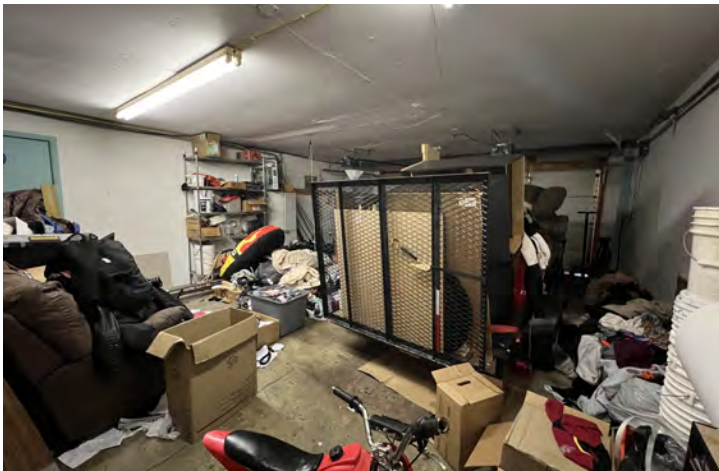
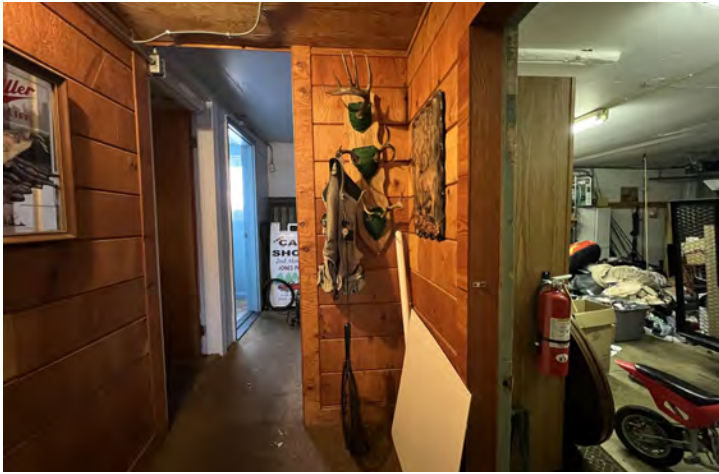
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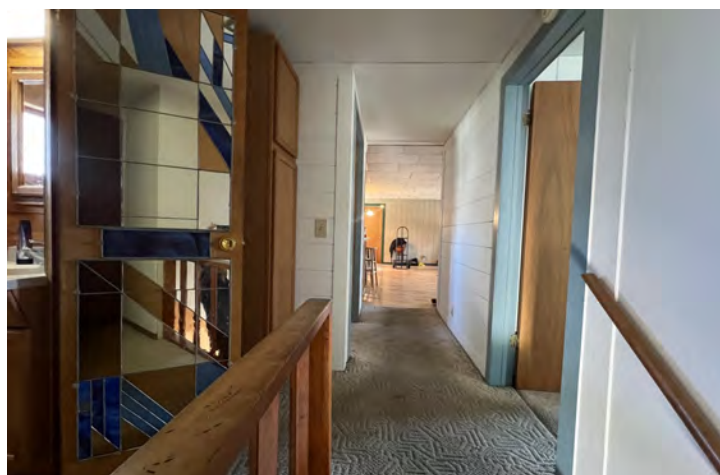
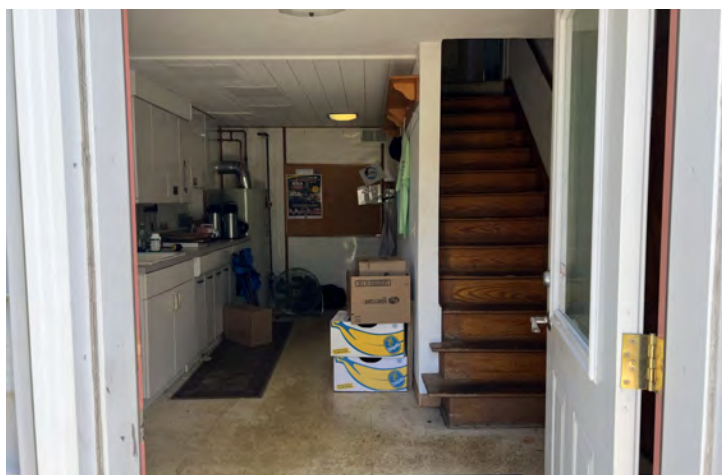
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2BR/1BA + DEN APARTMENT - 1,500SF

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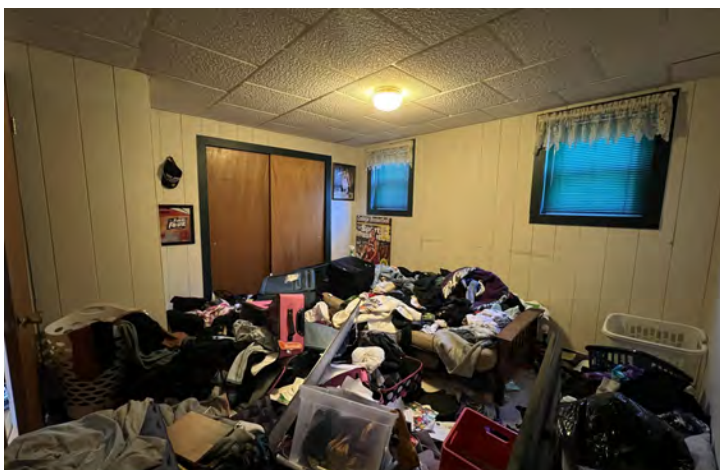
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2BR/1BA + DEN APARTMENT - 1,500SF

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Items included in sale:

1. State of Wisconsin Dairy License
2. Ice Cream machine with 2 more partial machines and all parts.
3. 4 Copeland compressor systems and spare parts.
4. Generac whole facility natural gas backup generator.
5. Apartment appliances. Washer, dryer, stove, fridge, microwave.
6. Brinks Security safe
7. Utensils, carts, shelving, and ramps.
8. Vintage signs, not including 2 Gulf signs, 1 signpost, Phillips 66, Chrysler Plymouth Service, Conoco, or Standard Service.

2023 Property Records for City of Fort Atkinson, Jefferson County

April 12, 2024

Tax key number: 226-0614-3334-074

Property address: 916 Madison Ave

Traffic / water / sanitary: Heavy / Muni water / Sewer
 Legal description: LOTS 3 & 4, BLK 2, CLOUTE BROTHERS ADD

Summary of Assessment	
Land	\$107,000
Improvements	\$244,600
Total value	\$351,600

Qty	Land Use	Width	Depth	Square Feet	Acres	Land		Tax Class	Special Tax Program	Assess Value
						Water Frontage				
1	Commercial			12,894	0.296	None		Commercial		\$107,000

Commercial Building (Mixed Residents)

Section name: Section 1
 Year built: 1930
 % complete: 100%
 Stories: 2.00
 Perimeter: 214 LF
 Total area: 3,518 SF (all stories)



Occupancies	Designed Use		Units	Area per Unit	Construction Class	Avg Ht	Quality	CDU
	Actual Use							
Mixed retail w/ res units		1	3,518	Wood or steel framed exterior w	10.00	C (AV)	Average	

	Component Description				Count	Stops	Area (sf)	Area (%)	Quality
Exterior walls	Stud-Walls-Wood Siding						3,518	100.0%	C (AV)
HVAC	Forced air unit						3,518	100.0%	C (AV)

Other features	Qty	Description	Units	Grade	Location	Yr Blt	Condition
Other features	1	AFG	342	C		1930	Av
Other features	1	EP	30	C		1930	Av
Other features	1	EP	70	C		1930	Av
Other features	1	OP	56	C		1930	Av
Other features	1	OP	70	C		1930	Av
Other features	1	Walk-in Cooler	144	C		1930	Av
Other features	1	Walk-in Cooler	324	C		1930	Av

226-0614-3334-074

8 OP - 16~		16	1F/O	5
5	EP 6	3	OP/1F/O	16
30	3	40	8	135
1F/O		15	4	
12	5	44	15	4
5	14	2F/O	1194	AFG
EP/OP	14	54	15	72
70	5	59	15	82
11	63	1F/O	725	81
		63		

COMMERCIAL

2023 Property Records for City of Fort Atkinson, Jefferson County

April 12, 2024

# of identical OBIs:	1	Other Building Improvement (OBI)		Modifications (Type, Size)	Photograph
OBI type:	Paving/decking	Main Structure			
Const type:	Commercial Asphalt	Width:	57 LF	Grade:	C
Year built:	1930	Depth:	126 LF	Condition:	Fair
		Floor area:	7,182 SF	% complete:	100%
				Assessed \$:	\$6,500

not available

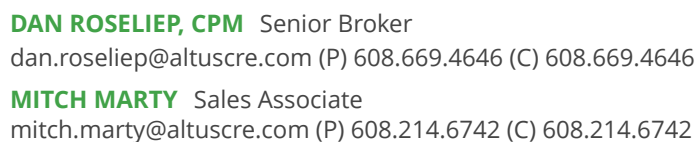
# of identical OBIs:	1	Other Building Improvement (OBI)		Modifications (Type, Size)	Photograph
OBI type:	Canopy	Main Structure			
Const type:	Detached	Width:	40 LF	Grade:	C
Year built:	1930	Depth:	16 LF	Condition:	Average
		Floor area:	640 SF	% complete:	100%
				Assessed \$:	\$2,000



# of identical OBIs:	1	Other Building Improvement (OBI)		Modifications (Type, Size)	Photograph
OBI type:	Utility shed, residential	Main Structure			
Const type:	Frame	Width:	10 LF	Grade:	D
Year built:	2000	Depth:	8 LF	Condition:	Average
		Floor area:	80 SF	% complete:	100%
				Assessed \$:	\$500



Building Permits					Sales History	
Issued	Permit #	Purpose	\$ Amount	Completed	Date	Type
12/19/2017	19767	200amp service	\$0	12/19/2017	2/1/2019	\$307,250 Valid improved sale
5/11/2012	12-16844	Freestanding Sign	\$750	5/11/2012		



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 CONFIDENTIAL INFORMATION: _____

36 _____

37 _____

38 NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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