



1977621	Active	Business/Comm	Price:	\$75,000
1016 E Washington Avenue	#	City	Madison	E01
Madison WI 53703		County:	Dane	
Trade Name:		Units in Bldg:	1	

RE For Sale:	No	Ann Rent/SqFt:	\$ 24.59	
Bus for Sale:	Yes	Bldg Gross SqFt:	1,849	Other
Lease Only:	Yes	Net Leasable SqFt:	1,849	
Approx Bldg Dim:	30 x 60	Onsite Parking:	covered	
Year Built:	2017 Assessor	Parking Fees/Mo:	\$ 250	
Street Frontage:	30	# of Stories:	1	Click M for Map:
Open House:				Documents (if any):
				Calculate Payment:

East on Washington Avenue to S. Brearly St. Property on the Northeast corner of Brearly and Washington in the Lyric Building.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	Triple Net	6/1/2028	No	\$ 44971	\$ 24.59	\$ 7.38	1,849
2				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc:	\$ 0	Net Taxes:	\$ 0 / 2024	Est. Acres:	0.000 Other
Ann Op Exp:	\$ 0	Parcel #:	0709-131-3102-8	Lot Dim:	
Net Op Inc:	\$ 0	Year:	0	# Loading Docks:	
		Ceiling Hgt Min:	30	Max:	30
		Industrial Park:			
Included: All FF&E. Contact listing broker for full list of inventory.					
Excluded: Book of business negotiable with sale.					

Type	Retail, Office, Service, Beauty/barber	Building Parking	6-10 spaces, Offsite, Ramp, Parking fee extra
Location	Business district, Residential area, Corner, Near public transportatn	Basement	Slab/None
Present Use	Beauty/barber shop	Seating Capacity	31-50 persons
Exterior	Concrete	Licenses	Other
Roofing	All flat	Sale Includes	Business name, Lease(s), Equipment, Inventory, Furniture, Other
Heating/Cooling	Forced air, Central air	Documents on File	Lease(s), Fixtures & equipment, Inventory list, P & L statement, Traffic count
Fuel	Natural gas, Electric	Lease Type	Triple net, Multiple years
Water/Waste	Municipal water	Tenant Pays	Taxes, Heat, Air Conditioning, Electric, Water, Sewer, Insurance, Janitorial, Parking, All expenses
Features	Private Restrooms, Shared conference room, Signage available, Inside storage, Recreation facilities	Terms/Option	Other
		Miscellaneous	Internet - Cable
		Occupancy	Tenant(s)

High-end hair salon business for sale in vibrant East Washington corridor. Remaining 4-year lease starting at \$24.59/NNN is assumable. Located in the coveted Lyric building (next to Breese Stevens Field) with rooftop amenities, fitness room, commercial kitchen, and conference rooms. High visibility and impeccable traffic counts. This 1,849/sf ground-level retail space is complete with 10 work stations, 4 sink hair-washing bowls, an oversized color bar with a sink and storage cabinets, a towel and shampoo rack cabinet, 5 big screen TVs, a front check-in counter, shelves in the front to display items and product that is for sale (has a sliding library ladder to reach the upper shelves), a reception area and tons of natural light. All FF&E included with key purchase.

Sold Price:	Seller Concessions	Closing Date:
This information provided courtesy of: Century 21 Affiliated		05/20/2024 07:51 PM

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2024 SCWMLS



Kristopher Coe
Century 21 Affiliated
Pref: 303-818-3490
kris.coe@c21affiliated.com





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(if lease only = annual lease amount)				
1016 E washington Avenue	#	City	Madison	E01
Madison WI 53703		County:	Dane	
Trade Name:	Units in Bldg: 1			

RE For Sale:	No	Ann Rent/SqFt:	\$ 24.59	
Bus for Sale:	Yes	Bldg Gross SqFt:	1,849	Other
Lease Only:	Yes	Net Leasable SF:	1,849	
# of Stories:	1	Onsite Parking:	covered	
Bldg Dim:	30 x 60	Parking Fee/Mo:	\$ 250	
Year Built:	2017 Assessor	Open House:		
Schedule a Showing Show Date:				

East on Washington Avenue to S. Brearly St. Property on the Northeast corner of Brearly and Washington in the Lyric Building.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:	
1	Triple Net	6/1/2028	No	\$ 44971	\$ 24.59	\$ 7.38	1,849	
2				\$	\$	\$		
3				\$	\$	\$		
Gross Op Inc:	\$ 0	0	Est Acres:	0.0000	Other	Land Assess:	\$ 0	
Ann Op Exp:	\$ 0		Lot Dim:			Improvements:	\$ 0	
Net Op Inc:	\$ 0		Street Front:	30	# Loading Docks:	Total Assess:	\$ 0 / 2024	
Zoning:	Retail		Ceiling Hgt Min:	30	Max: 30	Net Taxes:	\$ 0 / 2024	
Parcel #:	0709-131-3102-8		Industrial Park:			Owner:		
Included: All FF&E. Contact listing broker for full list of inventory.								
Excluded: Book of business negotiable with sale.								
Type	Retail, Office, Service, Beauty/barber				Building Parking	6-10 spaces, Offsite, Ramp, Parking fee extra		
Location	Business district, Residential area, Corner, Near public transportatn				Basement	Slab/None		
Present Use	Beauty/barber shop				Seating Capacity	31-50 persons		
Exterior	Concrete				Licenses	Other		
Roofing	All flat				Sale Includes	Business name, Lease(s), Equipment, Inventory, Furniture, Other		
Heating/Cooling	Forced air, Central air				Documents on File	Lease(s), Fixtures & equipment, Inventory list, P & L statement, Traffic count		
Fuel	Natural gas, Electric				Lease Type	Triple net, Multiple years		
Water/Waste	Municipal water				Tenant Pays	Taxes, Heat, Air Conditioning, Electric, Water, Sewer, Insurance, Janitorial, Parking, All expenses		
Features	Private Restrooms, Shared conference room, Signage available, Inside storage, Recreation facilities				Terms/Option	Other		
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High-end hair salon business for sale in vibrant East Washington corridor. Remaining 4-year lease starting at \$24.59/NNN is assumable. Located in the coveted Lyric building (next to Breese Stevens Field) with rooftop amenities, fitness room, commercial kitchen, and conference rooms. High visibility and impeccable traffic counts. This 1,849/sf ground-level retail space is complete with 10 work stations, 4 sink hair-washing bowls, an oversized color bar with a sink and storage cabinets, a towel and shampoo rack cabinet, 5 big screen TVs, a front check-in counter, shelves in the front to display items and product that is for sale (has a sliding library ladder to reach the upper shelves), a reception area and tons of natural light. All FF&E included with key purchase.								
This is a great opportunity to step into a below-market lease rate and own a successful salon (perfect for first-time owner or new location for existing shop). Contact broker for key purchase details and showings. Kristopher K. Coe, Century 21 Affiliated (303-818-3490) or Dione Laufenberg, Century 21 Affiliated (608-886-3205)								
ListAgt: Kristopher Coe	97853-94	CoList: Dione Laufenberg	List Date:	5/20/2024	Expire Date:	8/15/2024		
Pref: 303-818-3490	Fax: 720-320-1249	Pref: 608-886-3205	Subagent Comm:	3%	Electronic Consent:	Yes		
kris.coe@c21affiliated.com		wisquestmadison@gmail.com	BuyerAgent Comm:	3%	Exclusive Agency:	Yes		
Century 21 Affiliated		Century 21 Affiliated	DOM:	0	CDOM:	0	Licensee Interest:	No
Off: 608-665-2060	Fax #: 608-729-8003	Off: 608-665-2060	AO Date:		Limited Service:	No		
8001 Excelsior Dr Ste 220		8001 Excelsior Dr Ste 220	Closing Date:		Multiple Rep:	Yes		
Madison WI 53717-1956		Madison WI 53717-1956	Financing:		Named Exceptions:	No		
Sale Agent:		Sold Price:	Sale Factors:		Policy Letter:			
		Concessions:	Competing Offers:		Variable Comm:	Yes		
			CashOffer@Acceptance					

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