

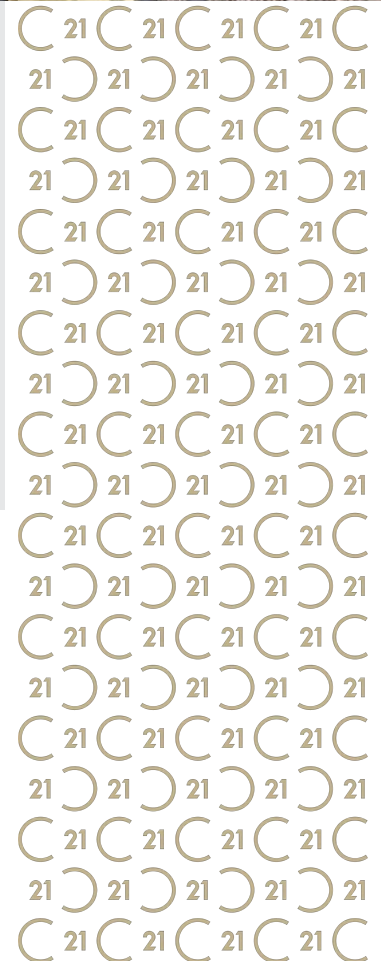


1016 E. Washington
Madison, WI 53703

HIGH-END SALON FOR SALE

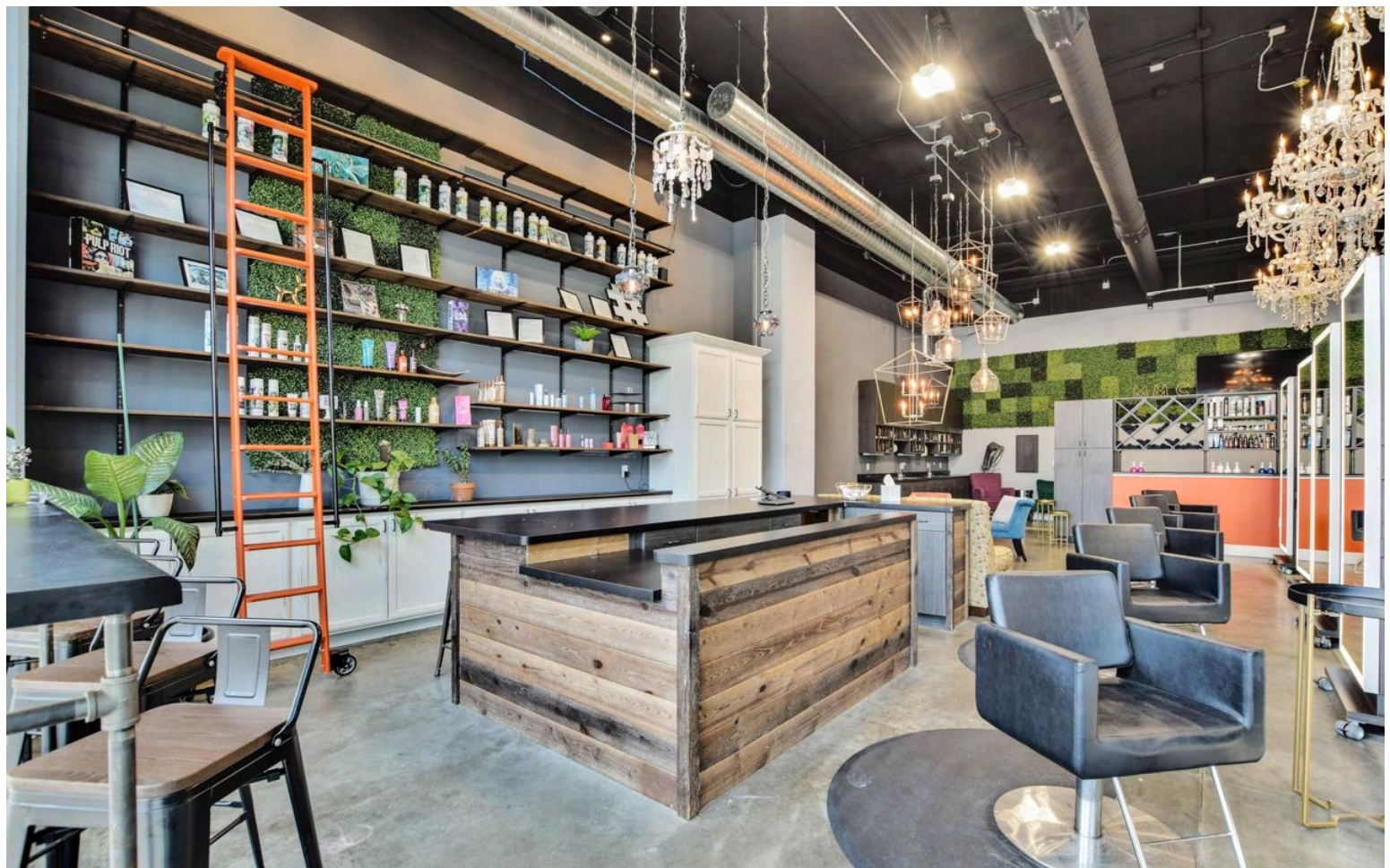
**CENTURY 21
COMMERCIAL®**

Affiliated





LEASE RATE : \$24.59/NNN
CAMS : \$7.38/SF
SQUARE FEET: 1849/SF
ALL FF&E INCLUDED





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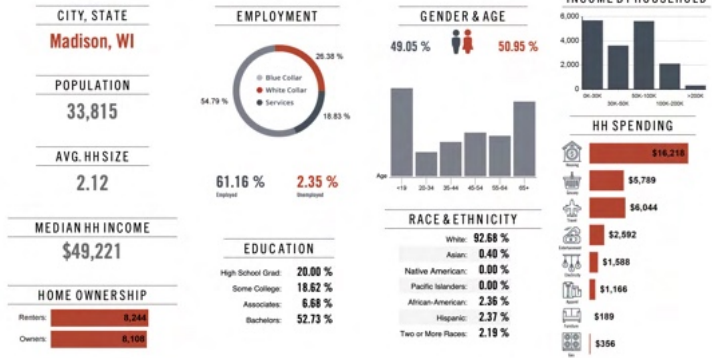
(PROPERTY VIDEO)

High-end hair salon business for sale in vibrant East Wash corridor. Remaining 4-year lease starting at \$24.59/NNN is assumable. Located in the coveted Lyric building (next to Breese Stevens Field) w/ rooftop amenities, fitness room, commercial kitchen, & conference rooms. High visibility & impeccable traffic counts. This 1,849/sf ground-level retail space is complete with 10 work stations. All FF&E included. Great opportunity to step into a below-market lease rate & own a successful salon

- \$75000 KEY PURCHASE - BUSINESS SALE
- LEASE ASSUMABLE TO 6/1/2028
- RAMP PARKING - UP TO 6 SPACES AVAILABLE
- IMMEDIATE AVAILABILITY

Location Facts & Demographics

Demographics are determined by a 10 minute drive from 1016 E Washington Ave, Madison, WI 53703



East Washington Avenue N Ingersoll St Year: 2021: 33,200 Year: 2009: 45,650 Year: 1997: 44,600	East Washington Avenue E Mifflin St Year: 2019: 50,400	S Peterson St Williamson St Year: 2018: 2,500 Year: 2015: 1,700 Year: 1995: 2,665	S Blair St E Main St Year: 2018: 24,500 Year: 2016: 24,800 Year: 2009: 25,650	S Blair St E Wilson St Year: 2018: 24,700 Year: 2016: 25,500 Year: 2009: 26,630
Pennsylvania Ave E Johnson St Year: 2017: 28,550 Year: 2015: 27,500 Year: 2007: 30,700	E Washington Ave N Livingston St Year: 2016: 46,700 Year: 2009: 46,800 Year: 2007: 41,700	E Washington Ave S Beasley St Year: 2015: 46,800 Year: 2009: 45,500 Year: 2007: 42,900	Williamson St S Few St Year: 2015: 14,500 Year: 2009: 21,500 Year: 1997: 18,750	N 1st St E Washington Ave Year: 2015: 15,900 Year: 2009: 16,400 Year: 2007: 19,400
N Beasley St E Mifflin St Year: 2009: 900 Year: 1995: 1,160	S Beasley St E Washington Ave Year: 2009: 750 Year: 1995: 1,600	E Mifflin St N Ingersoll St Year: 2009: 2,000 Year: 1995: 1,750	N Ingersoll St Curtis Ct Year: 2009: 2,800 Year: 1997: 3,050 Year: 1995: 2,380	E Main St S Beasley St Year: 2009: 1,900 Year: 1995: 1,700
S Ingersoll St E Main St Year: 2009: 3,550 Year: 1996: 3,850 Year: 1995: 3,850	N Beasley St E Dayton St Year: 2009: 850 Year: 1995: 1,150	N Ingersoll St E Dayton St Year: 2009: 1,500 Year: 1996: 850 Year: 1995: 1,050	E Washington Ave N Few St Year: 2009: 51,350 Year: 1997: 45,850 Year: 1995: 49,750	E Johnson St N Ingersoll St Year: 2009: 17,300 Year: 1996: 21,150 Year: 1995: 20,300



1016 E. WASHINGTON

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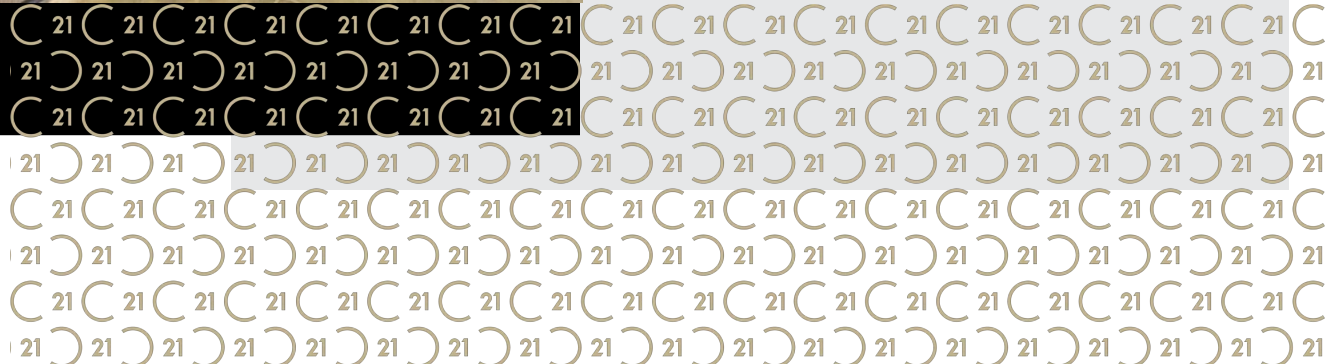
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8001 Excelsior Dr Ste 220



If your property is currently listed with another Broker, this is not intended to be a solicitation for that listing. All information is deemed reliable, but not guaranteed.



BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

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

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. List Home/Cell Numbers: _____

44 **SEX OFFENDER REGISTRY**

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01 (1e) as a condition or occurrence
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
55 agreement made concerning the transaction.