



MLS #:	1979462	Active	Business/Comm	Price: \$1,500,000
1335 & 1337 Gilson Street	#	City	Madison	W15
Madison WI 53715		County:	Dane	
Trade Name:				

RE For Sale:	Yes	Units in Bldg:	2	
Bus for Sale:	No	Ann Rent/SqFt:	\$	
Lease Only:	No	Bldg Gross SqFt:	16,280	Assessor
# of Stories:	2	Net Leasable SqFt:	0	
Approx Bldg Dim:	0x0	Ceiling Hgt Min:	9	Max: 12
Year Built:	1917	Assessor	# Loading Docks:	4
Street Frontage:	150		Parking Fees/Mo:	\$ 0
			Onsite Parking:	yes

From John Nolen Drive head east on E Olin Ave then South on Gilson St.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	None	None		\$ 0	\$ 0.00	\$	5,720
2	None	None		\$ 0	\$ 0.00	\$	10,560
3				\$	\$	\$	

Gross Op Inc:	\$ 0	Net Taxes:	\$ 14,754 / 2023	Lot Size:	
Ann Op Exp:	\$ 0			Est. Acres:	0.7800 Assessor
Net Op Inc:	\$ 0	Year:	0	Parcel #:	0709-264-0914-9
				Zoning:	TE

Included: -

Excluded: Sellers and tenants personal items, walk in coolers are negotiable.

Type	Office, Warehouse	Building Parking	11-20 spaces, Paved, Gravel
Location	Industrial park	Basement	Slab/None
Present Use	Office, Wholesale, Warehouse, Other	Sale Includes	N/A
Exterior	Aluminum, Block, Concrete, Stone	Documents on File	Property Condition Report
Roofing	All flat, Rubber/membrane	Lease Type	None
Heating	Other	Tenant Pays	N/A
/Cooling		Occupancy	Tenant(s)
Fuel	Natural gas		
Water/Waste	Municipal water, Municipal sewer		
Features	Loading dock(s), Overhead doors, Loading Ramp, Freight elevator, Private Restrooms, 3 phase electric, Inside storage, Outside storage, Private office(s)		

16,280-square-foot warehouse/ office/ workshop is ideally situated with great access to the Beltline, major highways and Downtown Madison. This 2 unit building has been used as a food hub and a wood shop. Highlights include multiple outdoor loading docks, kitchen/ break room, abundant storage and functional office spaces. The building is currently set up with a freezer and refrigeration for food distribution which could be negotiated with the purchase. Located within the Wingra 42 TIF district. All tenants will be out of the building by the end of September.

Sold Price: **Closing Date:**
This information provided courtesy of: Spencer Real Estate Group 06/20/2024 12:32 PM

