

MIXED USE FOR SALE

FREEDOM STORAGE SHOPS

6590 LAKE ROAD, WINDSOR, WI 53598



FOR SALE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746

PRESENTED BY:

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PROPERTY SUMMARY

6590 LAKE ROAD



Property Summary

Base Unit Price:	\$209,500
Rooms:	1
Building SF:	1,250
Lot Size:	1,250 SF
Year Built:	2024

Property Overview

Opportunity to own a premium quality, aesthetically pleasing, highly functional storage shop. Build equity rather than rent. Many features plus upgrade options. Three sizes for the units (1250 sf, 1750 sf and 1950 sf) or own an entire two unit building.

Location Overview

Conveniently located in the village of Windsor. One mile north of Hwy 51 and Interstate 90/94.

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PROPERTY DESCRIPTION

6590 LAKE ROAD



FREEDOM STORAGE SHOPS

True to character, Abe Degnan of Degnan Design-Build-Remodel has developed a Premium Commercial Condo property in Windsor known as Freedom Storage Shops. Phase I offers five 1,250 sf units and one 1,950 sf unit. Easily accessible and conveniently located on Lake Rd one mile north of the interstate. These condos are designed for use by small business, hobbyists, or store cars, boats, motorhomes. Why rent when you can own and build equity? Features include 14' ceiling height, 12x12 overhead door, finished drywall interior, 200 amp electrical service, energy efficient build, and secure and aesthetic environment. Personalize your space with Bathroom & Office upgrades or other available options. Condo fee of \$100/month covers insurance, reserves and assures you won't deal with snow/mow.

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LOCATION & HIGHLIGHTS

6590 LAKE ROAD



LOCATION INFORMATION

Building Name: Freedom Storage Shops

Street Address: 6590 Lake Road

City, State, Zip Windsor, WI 53598

County: Dane

PROJECT OVERVIEW

Additional units will become available in the near future. 4 phases are planned, (12 buildings / 25 units). 3 units will be occupied by the developer. A total of 22 units will be sold as commercial condominiums. Prices of subsequent phases may increase. Phase I (3 buildings/6 units) is being offered at this time. Whole buildings (2 units) may be purchased by individual buyers.

PROPERTY HIGHLIGHTS

- 25 total condos in association
- First six units available by December 2024
- Opportunity to own a premium commercial condominium
- Ideal for small business, hobby, storage, etc
- Convenient location with easy access to Hwy 51 and I-90/94
- Security cameras and exterior lighting
- Finished drywall interior throughout
- Unit sizes 25x50 (1250sf), 25x70 (1750sf), 39x50 (1950sf)
- Bathroom/office upgrade and other options available

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	Freedom Storage Shops	
	Base Price Features	
	Unit sizes options of 25x50, 39x50, 25x70, and more	
	Sturdy 2x6 wood frame walls with continuous OSB sheathing, 14' ceiling height	
	Energy-efficient trusses, 4/12 pitch roof with 7" energy heel	
	Rough-in bathroom and central floor drain	
	Large 12x12 overhead door with upgraded R-12 insulation, opener and remote included	
	Comfortable and efficient insulated concrete slab with reinforcement, fibermesh and rebar as needed	
	Energy efficient R-21 wall insulation and R-40 cellulose attic insulation for maximum air tightness	
	Finished drywall interior throughout, fully textured white/off-white	
	Premium 200 amp electrical service, overhead lighting, ready for your electrical customization	
	5-6 huge insulated glass single-hung windows with low-maintenance interior and exterior	
	Stained or painted interior doors & trim	
	Ceiling-hung gas furnace with thermostat	
	Low-maintenance vinyl exterior with masonry veneer	
	Pre-wired for ceiling fan (fan not included)	
	8 long lasting, efficient LED shop lights	
	Lifetime asphalt architectural shingles	
	Paved driveway, 2 parking spots for most units and 3 for some	
	Exterior lighting and security camera to monitor Freedom Storage Shops overall	
	High-Speed Data Available	
	1 weatherproof outside outlet 20A 120V	
	Bathroom & Office Upgrade Package	
	Office & bathroom build-out with storage mezzanine above	
	Expanded electrical: 5 office outlets, office & bathroom lights, 1 bathroom outlet, and 6 20A120V shop outlets	
	Bathroom including sink, toilet, towel bar & TP holder	
	Baseboard in office and shop	
	240V circuit and energy efficient heat pump PTHP HVAC unit in the office, provided & installed	
	Fan/Light/ in bathroom and supplemental electric heat for bathroom	
	Choice of up to 4 Cat5 or CATV jacks installed at location of your choice	
	Water spigot on interior for convenience and security	
	Energy-Efficient on-demand electric water heater	
	Additional Options	
	Upgraded ventilation	
	Floor & wall finishes built to suit	
	Customized security system or video monitoring	
	Windows in Overhead Doors	
	Shelving & Organizational Systems	
	Customized office and bathrooms	
	Expanded HVAC or central air options	
	Hot & Cold Water Spigot in shop	
	Upgraded water heater options for larger capacity; electric or gas units	
	Shop ceiling fan provided & installed	
	Epoxy paint finished floor in bathroom & office	
	Mustee shop sink with faucet and towel bar	