



<b>MLS #:</b>	<b>1979462</b>	<b>Active</b>	<b>Business/Comm</b>	<b>Price: \$1,500,000</b>	
<b>1335 &amp; 1337 Gilson Street</b>	<b>#</b>	<b>City</b>	Madison	<b>W15</b>	
<b>Madison WI 53715</b>		<b>County:</b>	Dane		
<b>Trade Name:</b>					
<hr/>					
<b>RE For Sale:</b>	Yes	<b>Units in Bldg:</b>	2		
<b>Bus for Sale:</b>	No	<b>Ann Rent/SqFt:</b>	\$		
<b>Lease Only:</b>	No	<b>Bldg Gross SqFt:</b>	16,280	Assessor	
<b># of Stories:</b>	2	<b>Net Leasable SqFt:</b>	0		
<b>Approx Bldg Dim:</b>	0x0	<b>Ceiling Hgt Min:</b>	9	<b>Max:</b>	12
<b>Year Built:</b>	1917	Assessor	<b># Loading Docks:</b>	4	
<b>Street Frontage:</b>	150	<b>Parking Fees/Mo:</b>	\$ 0		
		<b>Onsite Parking:</b>	yes		

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

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

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

**Included:** -

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

<b>Type</b>	Office, Warehouse	<b>Building Parking</b>	11-20 spaces, Paved, Gravel
<b>Location</b>	Industrial park	<b>Basement</b>	Slab/None
<b>Present Use</b>	Office, Wholesale, Warehouse, Other	<b>Sale Includes</b>	N/A
<b>Exterior</b>	Aluminum, Block, Concrete, Stone	<b>Documents on File</b>	Property Condition Report
<b>Roofing</b>	All flat, Rubber/membrane	<b>Lease Type</b>	None
<b>Heating</b>	Other	<b>Tenant Pays</b>	N/A
<b>/Cooling</b>		<b>Occupancy</b>	Tenant(s)
<b>Fuel</b>	Natural gas		
<b>Water/Waste</b>	Municipal water, Municipal sewer		
<b>Features</b>	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*

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