



FIRST WEBER
COMMERCIAL
a Berkshire Hathaway affiliate

Investment Property for Sale

Offered at **\$785,000**



245 E Main Street, Sun Prairie, WI 53590

Own a productive piece of Sun Prairie's Main Street with this fully leased building. Walk right in and start collecting rent from stable tenants. Featuring retail space leased to Sun Prairie Flowers by Hen and Chick, as well as apartments with great features. Located in the heart of downtown, with easy access to restaurants and the farmer's market. Don't miss out on this opportunity for stable income and potential rent upside!

4

of
Units

\$5625

Monthly
Income

\$67,500

Annual
Gross



Brian Conne

608-291-3394

conneb@firstweber.com

brianconne.firstweber.com



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Unit	BedRms	Baths		Lease Expires	Mo Rent	SqFt	Parking	Landlord Pays			#Furnaces:	#Wtr Htrs:	#Wtr Soft:	HeatType:	Heat Fuel:
		Full	Half					Elec	Heat	W/S					
Retail	0	0	1	01/31/2027	2350	2,658	1 Space	No	No	No	4	4	0	Forced air	Natural Gas
A	1	1	0	MTM	1150	813	1 Space	No	No	No					
B	1	1	0	09/30/2025	1150	631	1 Space	No	No	No					
C	0	1	0	08/31/2025	975	686	Street	No	No	No					
# Stoves: 3		# DishWash: 0		# Washers: 1		Parking Stalls In: 0									
# Refrig: 3		# Units w/AC: 4		# Dryers: 1		Parking Spaces Out: 3									

- Fully Leased
- Long Term Tenants - Stable Income
- Downtown Sun Prairie Location
- Many Updates
- Well maintained



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