

HEALTH CARE FOR SALE

1110 PRAIRIE STREET

1110 PRAIRIE STREET, PRAIRIE DU SAC, WI 53578



FOR SALE

KW COMMERCIAL - GLOBAL

1221 South MoPac Expressway
Austin, TX 78746

PRESENTED BY:

GREG WAGNER

Broker

O: (262) 424-6586

gregwagner@kwcommercial.com

Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

1110 PRAIRIE STREET



OFFERING SUMMARY

PRICE:	\$1,450,000
BUILDING SF:	5,900
PRICE / SF:	\$245.76
NOI:	\$114,061
CAP RATE:	7.9%
OCCUPANCY:	100%
LOT SIZE:	1.03 Acres
BUILDING CLASS:	B

PROPERTY OVERVIEW

1110 Prairie street is a stand alone Medical Office Building located in Prairie du Sac Wisconsin. The building is exceptionally maintained meeting the standard of it's long time tenant SSM Health. SSM Health Davis Duehr Dean Eye Care has occupied the building under the current ownership since 2002, most recently on a ten year NNN lease renewal which started in November 2017. There are just under three years remaining on the renewal and the tenant has a five year renewal option.

SSM offers these Eye Care Clinics in more than a dozen locations throughout central Wisconsin. The property is situated in the dual community of Sauk City and Prairie du Sac, which is commonly known as Sauk Prairie, the total population of which is around 7,800 in 2023.



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Investment Summary

Lease Commencement Date: November 13, 2002

Lease was amended and restated: November 1, 2017

Lease Ending date: October 31, 2027

One option to renew for a five-year term

Two percent annual rent escalation

Tenant responsible for all expenses

Conversation with the Regional Real Estate Manager for SSM Health Wisconsin indicates that there is a strong likelihood that the tenant will continue their operations in Prairie du Sac and in the subject building well into the future.

Tenant Profile

Fully Leased to SSM Health

This is an opportunity to acquire a stable, income-generating medical office building in Prairie du Sac, WI. This highly visible property is home to SSM health Davis Duehr Dean Eye Care, a well-established regional eye care provider.

Key Highlights:

Long Term Tenant: Fully leased to SSM Health, a trusted name in healthcare.

Prime Location: Conveniently located in the growing Sauk Prairie area.

Strong Medical Demand: Healthcare properties provide consistent occupancy and reliable rental income.

Modern Facility: Well-maintained building with specialized medical buildout.

Attractive Investment: Secure your portfolio with a high-credit tenant and low-risk asset.

SSM Health is a not-for-profit health system headquartered in St. Louis, Missouri, operating across Illinois, Missouri, Oklahoma, and Wisconsin. SSM has 40,000 employees, operates 23 hospitals and approximately 300 physician offices and clinics. In Wisconsin, SSM Health's presence is significant, encompassing multiple hospitals, clinics, and health services. SSM Health's commitment to the Wisconsin community is evident through its extensive network of facilities and services, aiming to provide high-quality, compassionate, and personalized care to residents across the state.

SSM Health Davis Duehr Dean Eye Care is a comprehensive eye care provider in Wisconsin, offering a wide range of services across multiple locations. Their team of ophthalmologists and optometrists specializes in medical disease management, surgical care, and refractive surgery, including pre- and post-operative care. Additionally, they provide contact lens fittings and feature full-service optical departments with a large selection of fashion-forward eyewear.

- **Sauk Prairie:** Specializing in complete family eye care, this office provides contact lens fittings, medical disease management, surgical care, and refractive surgery, with pre- and post-operative care conducted locally.

With a network of clinics throughout southern Wisconsin, SSM Health Davis Duehr Dean Eye Care is dedicated to delivering high-quality, personalized eye care to the communities they serve.

PROPERTY PHOTOS

1110 PRAIRIE STREET

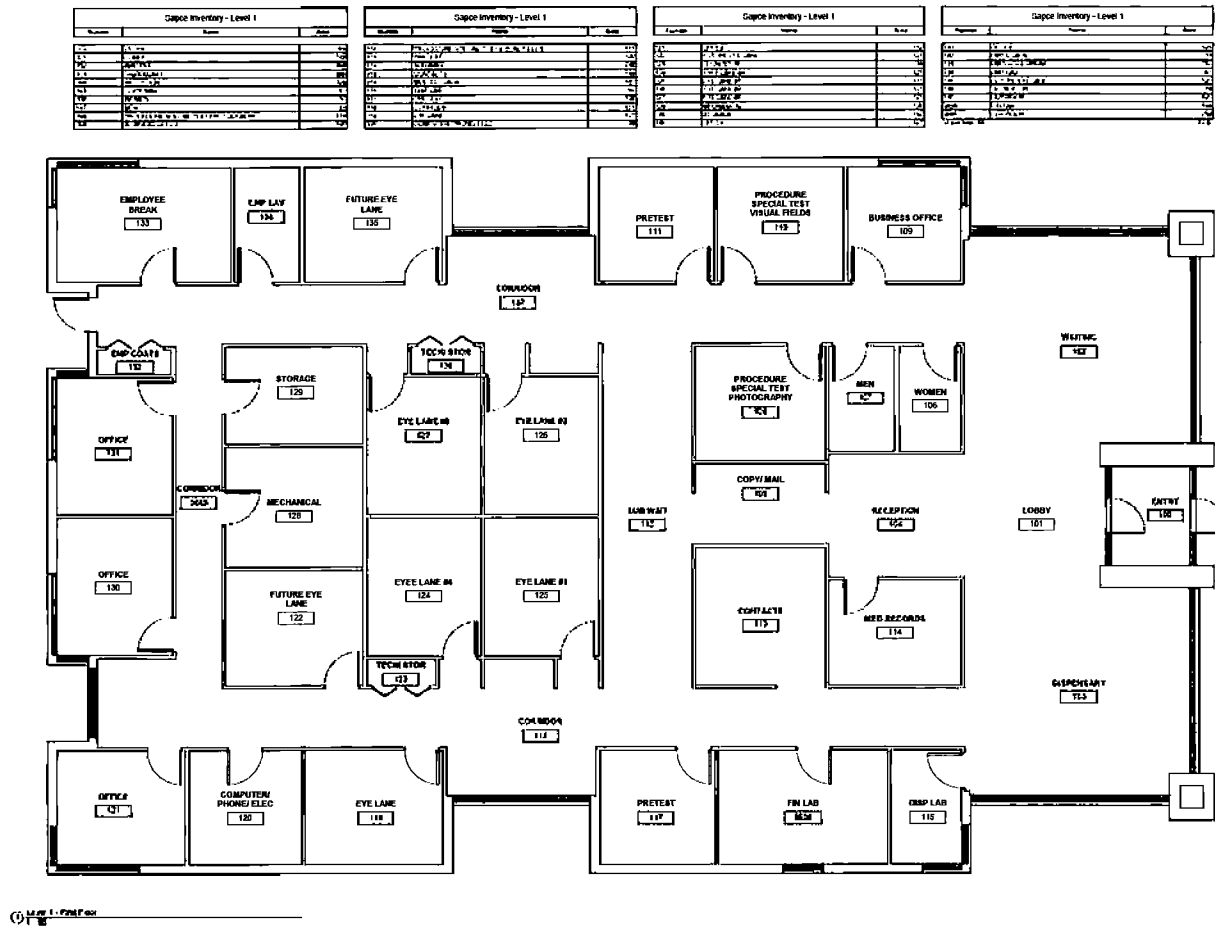


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Floor Plan of Premises



LOCATION MAPS

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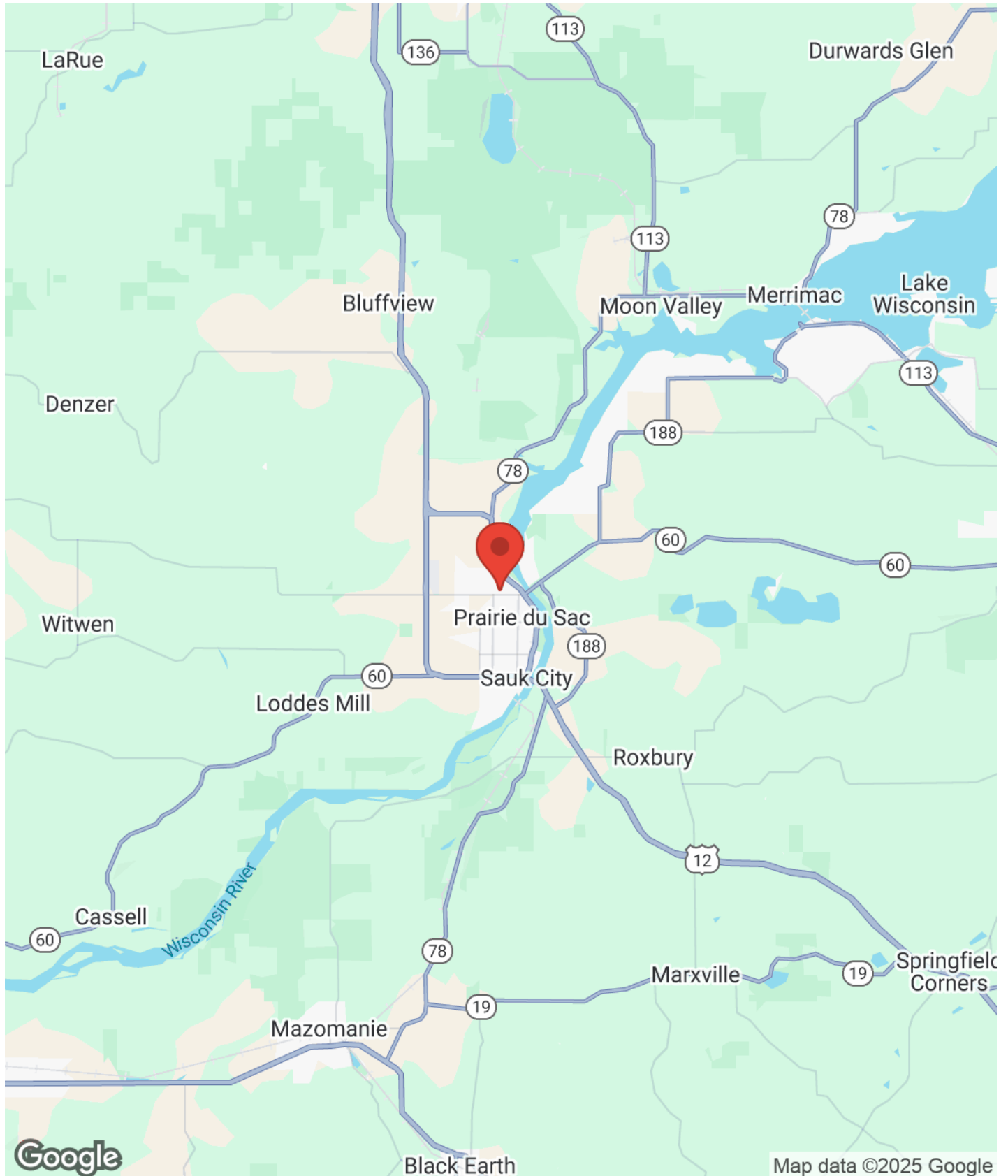


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REGIONAL MAP

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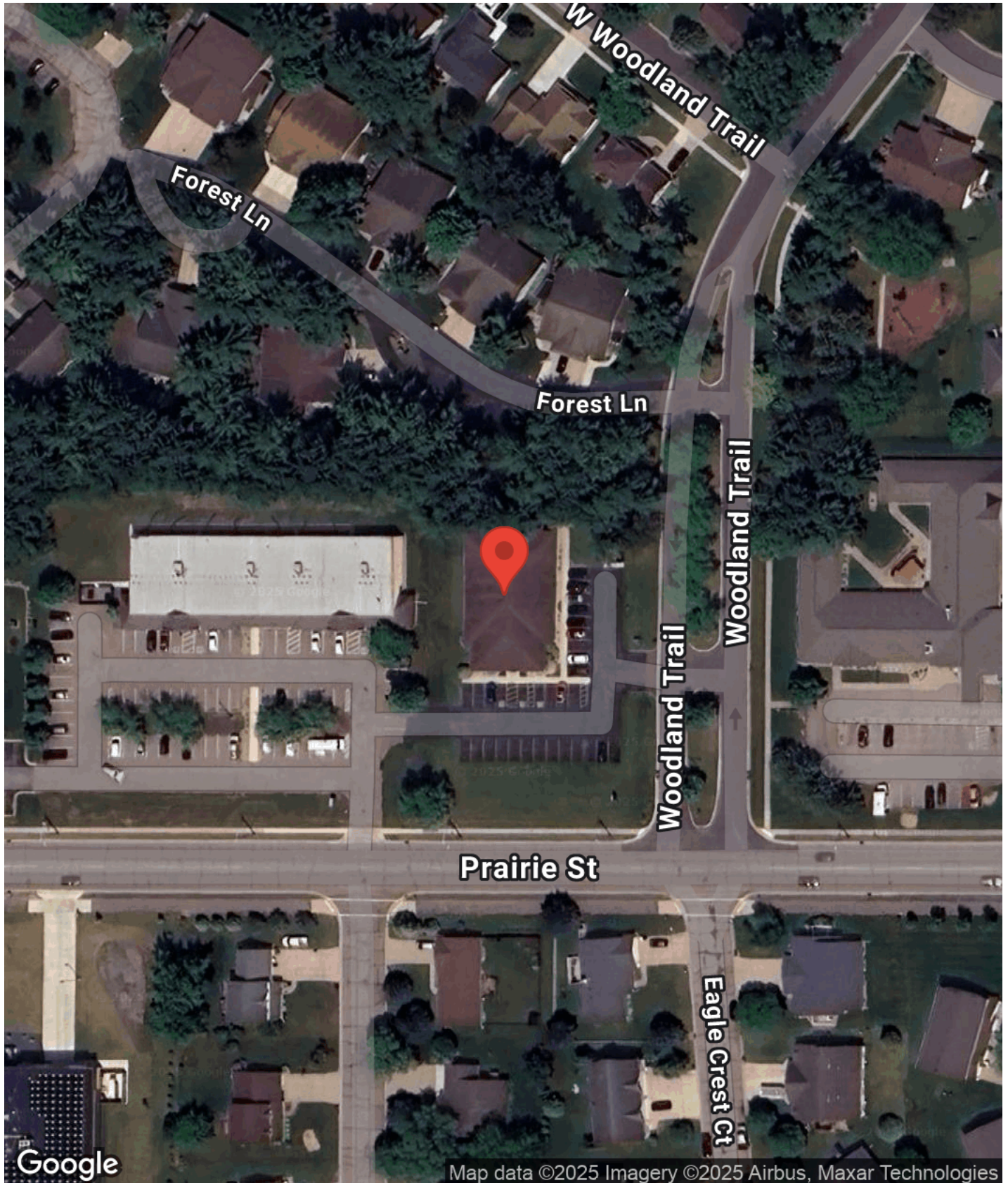


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AERIAL MAP

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