

Property Features

- Available Now
- · Healthcare/Medical
- Ample Parking
- · Located on Hwy 12
- Walmart Summit Credit Union Nearby

Sale Price - \$1,950.000

Available Space 4,863 SF - \$14.50/PSF NNN

Total size 9,000 SF

Land 1.13 acers

2024 NOI \$134.000

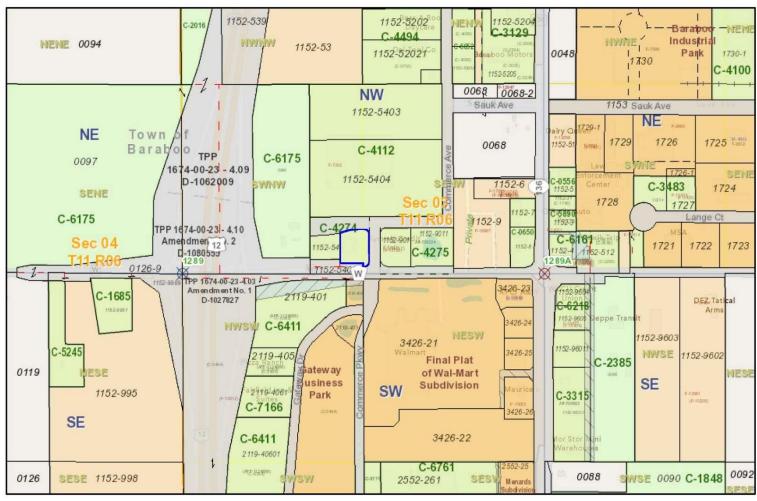
Great opportunity for user occupant

For more information:

Michael Brusca - Vice President of Brokerage • 608-698-4445 • mike@eregwi.com



Aerial Map



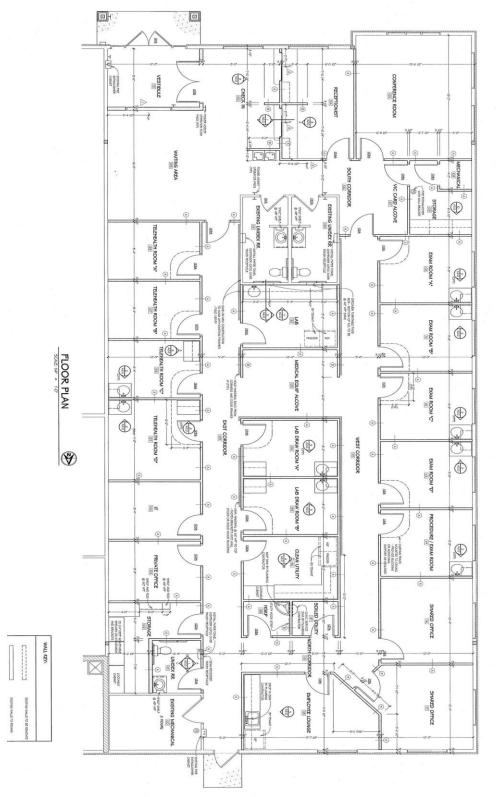
Sauk County Wisconsin

1.0 0.28

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4,863 sq. ft.



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WISCONSIN REALTORS® ASSOCIATION 4801 Forest Run Road Madison, WI 53704

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BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1	Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:
2	
3 4	BROKER DISCLOSURE TO CUSTOMERS ker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 6	brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:
7	The duty to provide brokerage services to you fairly and honestly.
8	The duty to exercise reasonable skill and care in providing brokerage services to you.
9 10	The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
11	The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12	prohibited by law (See Lines 47-55).
13	The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14	confidential information of other parties (See Lines 22-39).
15	The duty to safeguard trust funds and other property the broker holds.
16	The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17	disadvantages of the proposals.
18	Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19	need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20	This disclosure is required by section 452.135 of the Wisconsin statues and is for information only. It is a plain-language summary of
21	A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.
22	
23 24	CONFIDENTIALITY NOTICE TO CUSTOMERS INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OK SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25	UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26	INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27	PROVIDING BROKERAGE SERVICES TO YOU.
28	THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:
29	1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
30	2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31	REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
32	TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33	THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34	INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.
35	CONFIDENTIAL INFORMATION:
36	
	NON CONFIDENTIAL INFORMATION (The following information may be disclosed by Proker):
37	NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):
38	
39	(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)
40	
41	CONSENT TO TELEPHONE SOLICITATION d settlement service providers (for example, a mortgage company or title company) may
42	earn owning with the policy of prime name of the equation of the state transaction until l/we
43	withdraw this consent in writing. List Home/Cell Numbers:
44	
45	Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the SEX OFFENDER REGISTRY
46	rections on the Internet at <u>http://offender.doc.state.wi.us/public/</u> or by phone at 608-240-5830.
47	
48	DEFINITION OF MATERIAL ADVERSE FACTS 1.§ 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that
49	DEFINITION OF MATERIAL ADVERSE FACTS to generally recognized by a competence means e as being of such significance to a reasonable party, that it affects or would affect
50	the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51	about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01 (1e) as a condition or occurrence
52	that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53	the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54	that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
55	agreement made concerning the transaction.
	EXCLUSIVE
	REAL ESTATE GROUP