



EXCLUSIVE
REAL ESTATE GROUP

For Sale

1670 S. Blvd

Baraboo, WI



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

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

**BROKER DISCLOSURE TO
NON-RESIDENTIAL
CUSTOMERS**

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2
3 **BROKER DISCLOSURE TO CUSTOMERS**

4 ker is either an agent of another party in the transaction or a subagent of another broker
5 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
6 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
7 following duties:

- 8 ■ The duty to provide brokerage services to you fairly and honestly.
- 9 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless
11 disclosure of the information is prohibited by law.
- 12 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
13 prohibited by law (**See Lines 47-55**).
- 14 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
15 confidential information of other parties (**See Lines 22-39**).
- 16 ■ The duty to safeguard trust funds and other property the broker holds.
- 17 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
18 disadvantages of the proposals.

19 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
20 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
21 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
22 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

24 INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
25 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
26 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
27 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
28 PROVIDING BROKERAGE SERVICES TO YOU.

29 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 30 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 31 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
32 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 33 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
34 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
35 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

36 **CONFIDENTIAL INFORMATION:** _____

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** I authorize settlement service providers (for example, a mortgage company or title company) may
42 contact me by telephone regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44
45 **SEX OFFENDER REGISTRY** Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47
48 **DEFINITION OF MATERIAL ADVERSE FACTS**

49 § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that
50 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
51 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
52 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
53 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
54 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
55 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
56 agreement made concerning the transaction.