

For Lease or Sale

Broker Owned – Office/Service Building



4201 East Towne Blvd
Madison WI 53704



Presented By:

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EXCLUSIVE AGENT

Madison Commercial Real Estate LLC ("Owner's Agent") is the exclusive agent for the Owner of 4201 East Towne Blvd, Madison WI ("Property"). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agents for the Owner are:

Mike Herl, SIOR

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Property Summary

4201 East Towne Blvd, Madison WI 53704



Property Summary

Sale Price	\$1,500,000
Lease Rate	\$16.00-\$18.00/sf
Lease Type	NNN
NNN Expenses	TBD
Lot Size	1.17 acres
Total Building Size	6,248 sf
Year Built	1978
Remolded	2021
Parcel No.	0810-284-0921-8
2024 Assessment	\$1,175,000
2023 Taxes	\$20,734.66
Topography	Level
Zoning	CC – Commercial Center

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Current Tenant Information:

- Currently being leased out to Foster Funeral Homes on a “per-use” basis and to Creative Events on a “per-use” basis. Both leases are year-to-year with a 90-day out-clause.
- The facility is used by Foster Funeral Homes as their event center. (This is not a full-service funeral home. It does not have a preparation room or refrigeration. It is simply used for receptions and for memorial services).

Property Description

- Well maintained office/retail/service building for sale or lease on Madison’s Eastside
- New roof in 2022
- All new parking lot 2023
- The building has four private offices, kitchenette, storage areas, two drive-thru garage bays
- Drive-thru garage bays have four 8x10 overhead doors, floor drains, Modine heaters, a storage closet and utility sink in place
- Fully sprinklered throughout
- Building and monument signage available
- Two forced air furnaces & two ac units
- Double hung Pella windows and solid core exterior doors, all replaced in 2003
- Exterior is masonry brick surrounding a wood framed structure sitting on a poured concrete slab foundation
- Easy access to the Interstate System via East Washington Ave (1/2 block to the north)
- Limited Seller financing available.

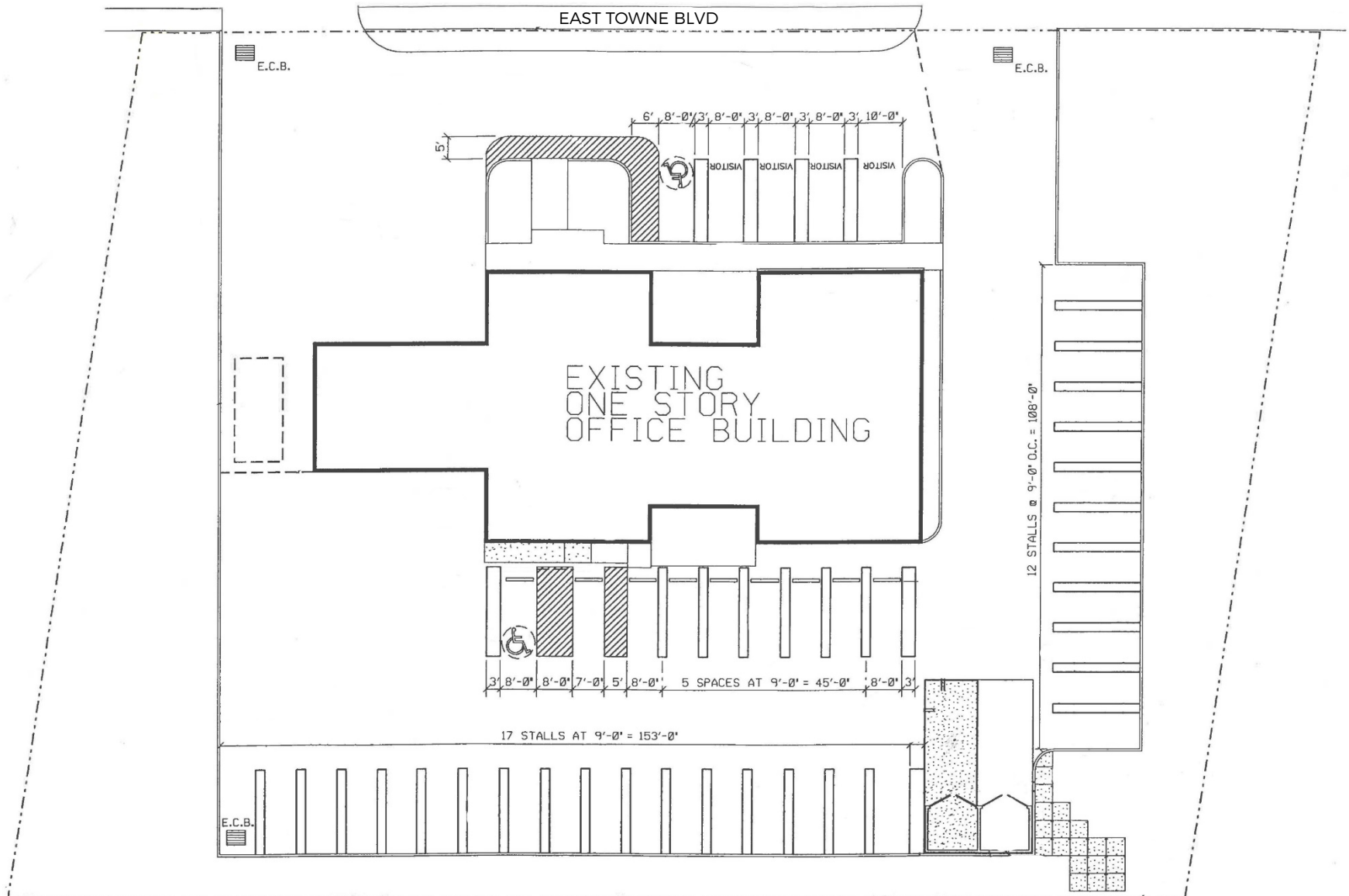
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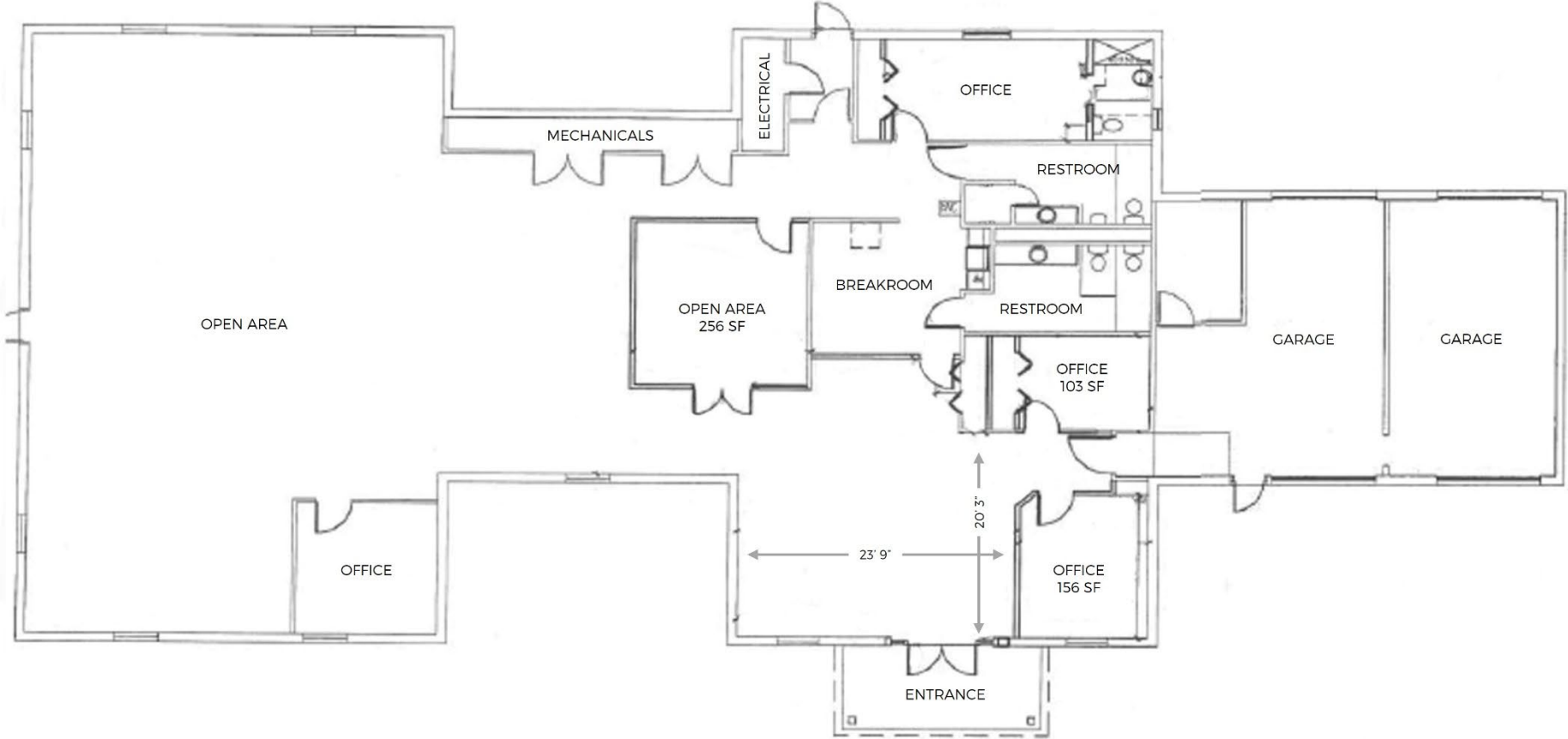
Site Plan

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Floor Plan

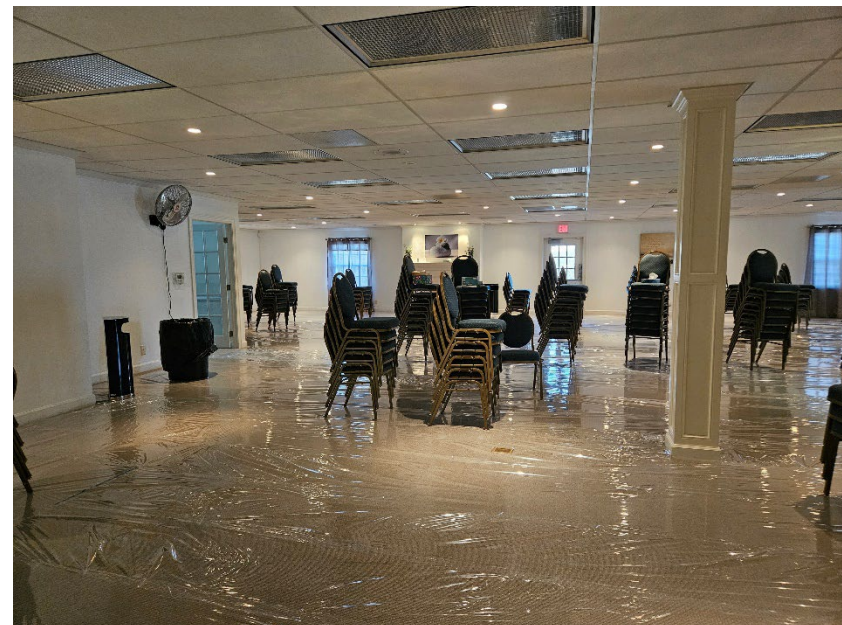
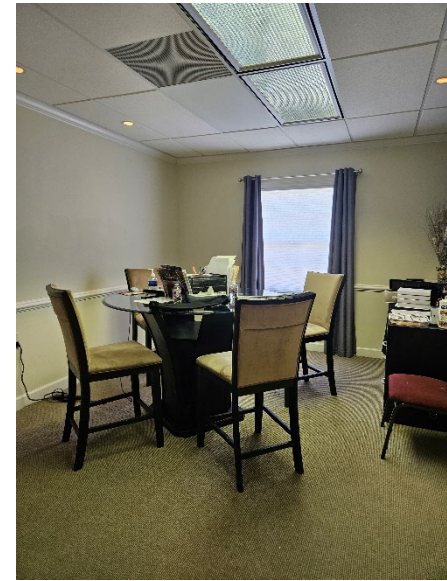
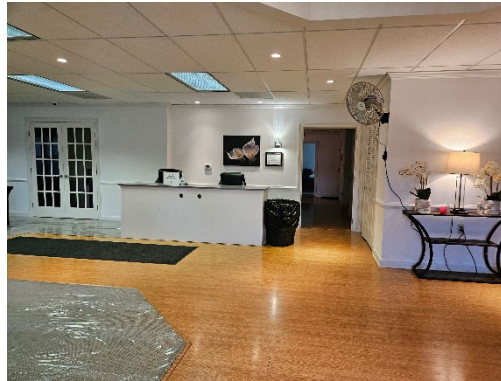
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EAST TOWNE BLVD

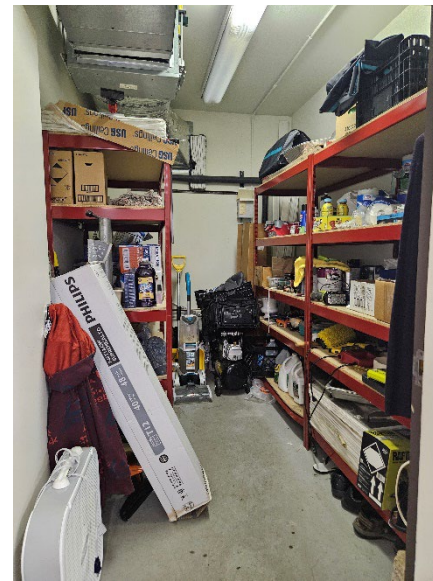
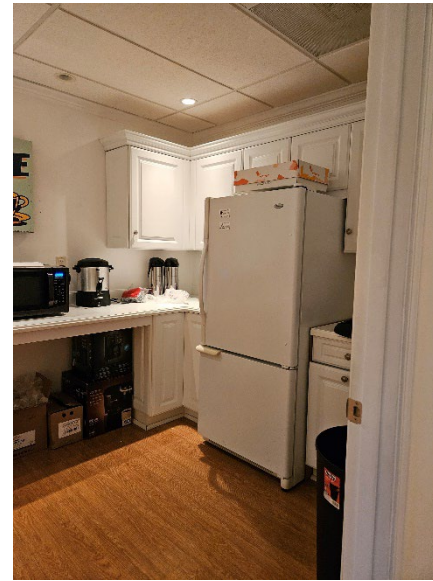
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Aerial Map

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