

Investment Opportunity

For Sale

4-Unit Apartment Building



**1213 South Midvale Blvd
Madison, WI**

Asking Price: \$655,000

For More Information



Matt Apter
608.852.3001
mapter@cresa.com



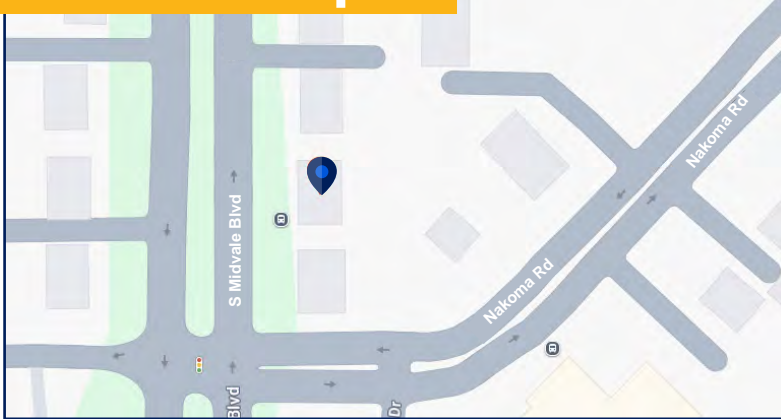
TJ Blitz
608.444.9440
tblitz@cresa.com

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613 Williamson Street, Suite 210, Madison, WI 53703

cresa ::

Location Map



Space Profile

Building Size:	4,500 SF 2 story building + basement
Unit Mix:	2 – 2 BR, 1 Bath 2 – 1 BR, 1 Bath
Parking:	5 surface spaces
Land Size:	8,880 SF
Submarket:	Near West Madison
Lease Term:	1 unit expires 6/1/2025 3 units expire 9/1/2025
Year Built:	Main Building: 1951 with many improvements over the years

Aerial Overview



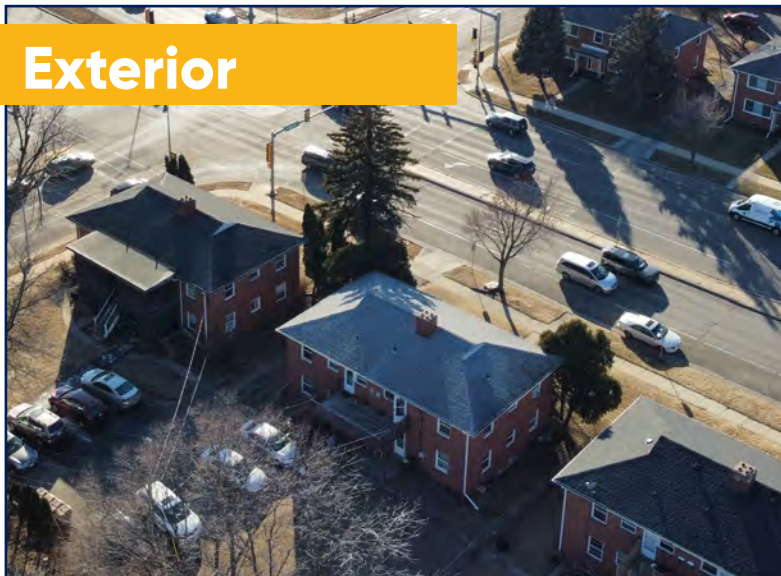
Features

- **Current Gross Annual Income: \$42,600**
- **Proforma Gross Annual Income: \$70,000**
- Zoning; SR-V1, WP-10
- Utilities and building systems:
 - Tenants pay separately metered gas and electric
 - Landlord pays sewer/water
 - Each unit has its own furnace
- Hardwood floors under carpet
- 74 SF of frontage on Midvale
- Nice backyard

Additional Details

Excellent Near West location, close to Hilldale and Nakoma Neighborhoods & Beltline. **This is a Legacy property held by the current owner for over 30 years.**

Exterior



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