521 N STEVENSON ST, DEFOREST, WI

ALTUS CRE



Sale Price **\$610,000**

Click for Video

OFFERING SUMMARY

Building Size:	5,040 SF
Overhead Doors:	5 (Four 14' / One 16')
Power:	400 Amp - 3 Phase 120/208 Volt
HVAC:	Heat in Warehouse. AC + Heat in Mezzanine/Office.
Lot Size:	1.28 Acres
Year Built:	1985
Zoning:	M-1 (Restricted Industrial)

PROPERTY OVERVIEW

5,040sf building (~40' x ~125') with 5 overhead doors, 1 bathroom, and a 500sf mezzanine area with Heat/AC. There is only heat in the warehouse area. Ceiling heights are 18'-20'. 4 overhead doors are 14' and 1 overhead door is 16'. 400 amp 3 Phase 120/208 Volt. The outside yard space is large with 1.28 acres. Built in 1985. Zoned M-1 (Restricted Industrial). Seller will lease back through 9/30/25.





MITCH MARTY Sales Associate

mitch.marty@altuscre.com (P) 608.214.6742 (C) 608.214.6742

JEFF JANSEN, CCIM Senior Advisor | Broker Owner jeff.jansen@altuscre.com (P) 608.338.0055 (C) 608.444.4111

altuscommercialrealestate.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or otther conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions restimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

521 N STEVENSON ST, DEFOREST, WI

ALTUS CRE







altuscommercialrealestate.com

MITCH MARTY Sales Associate mitch.marty@altuscre.com (P) 608.214.6742 (C) 608.214.6742

JEFF JANSEN, CCIM Senior Advisor | Broker Owner jeff.jansen@altuscre.com (P) 608.338.0055 (C) 608.444.4111

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or otther conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

521 N STEVENSON ST, DEFOREST, WI

ALTUS CRE







altuscommercialrealestate.com

MITCH MARTY Sales Associate mitch.marty@altuscre.com (P) 608.214.6742 (C) 608.214.6742

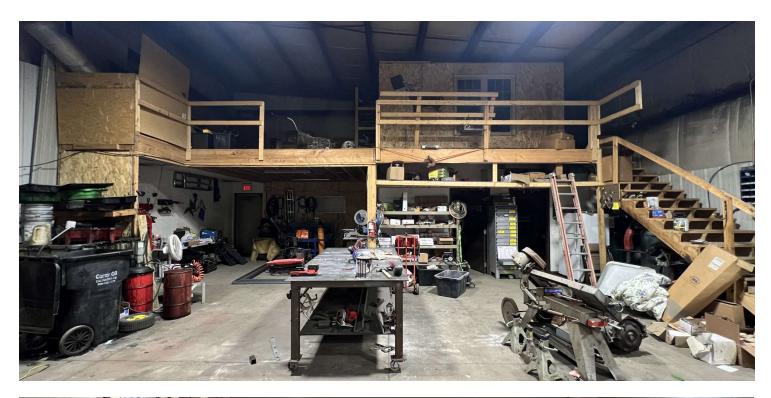
JEFF JANSEN, CCIM Senior Advisor | Broker Owner jeff.jansen@altuscre.com (P) 608.338.0055 (C) 608.444.4111

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or otther conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions restimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

MEZZANINE - ~500SF - HAS HEAT AND AC

521 N STEVENSON ST, DEFOREST, WI

ALTUS CRE







altuscommercialrealestate.com

MITCH MARTY Sales Associate mitch.marty@altuscre.com (P) 608.214.6742 (C) 608.214.6742

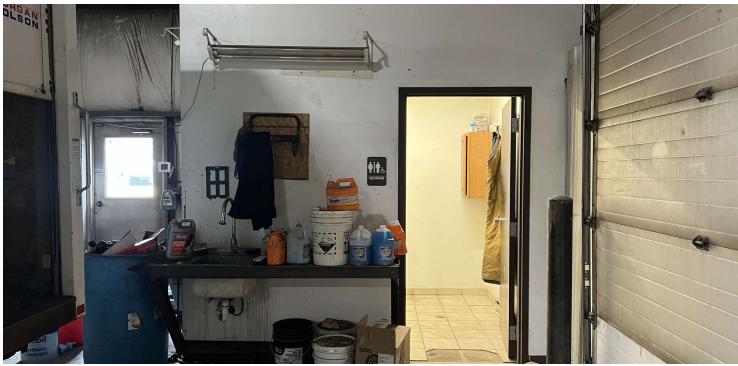
JEFF JANSEN, CCIM Senior Advisor | Broker Owner jeff.jansen@altuscre.com (P) 608.338.0055 (C) 608.444.4111

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or otther conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions restimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and

521 N STEVENSON ST, DEFOREST, WI

ALTUS CRE







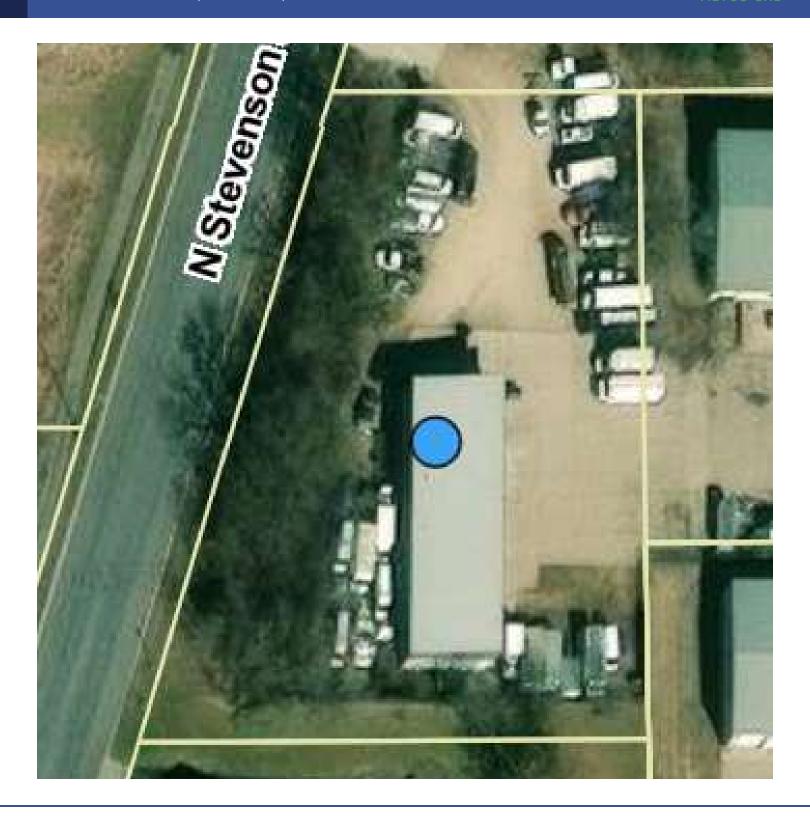
MITCH MARTY Sales Associate mitch.marty@altuscre.com (P) 608.214.6742 (C) 608.214.6742

JEFF JANSEN, CCIM Senior Advisor | Broker Owner jeff.jansen@altuscre.com (P) 608.338.0055 (C) 608.444.4111

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or otther conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transactions.

521 N STEVENSON ST, DEFOREST, WI

ALTIIS CRE





MITCH MARTY Sales Associate

mitch.marty@altuscre.com (P) 608.214.6742 (C) 608.214.6742

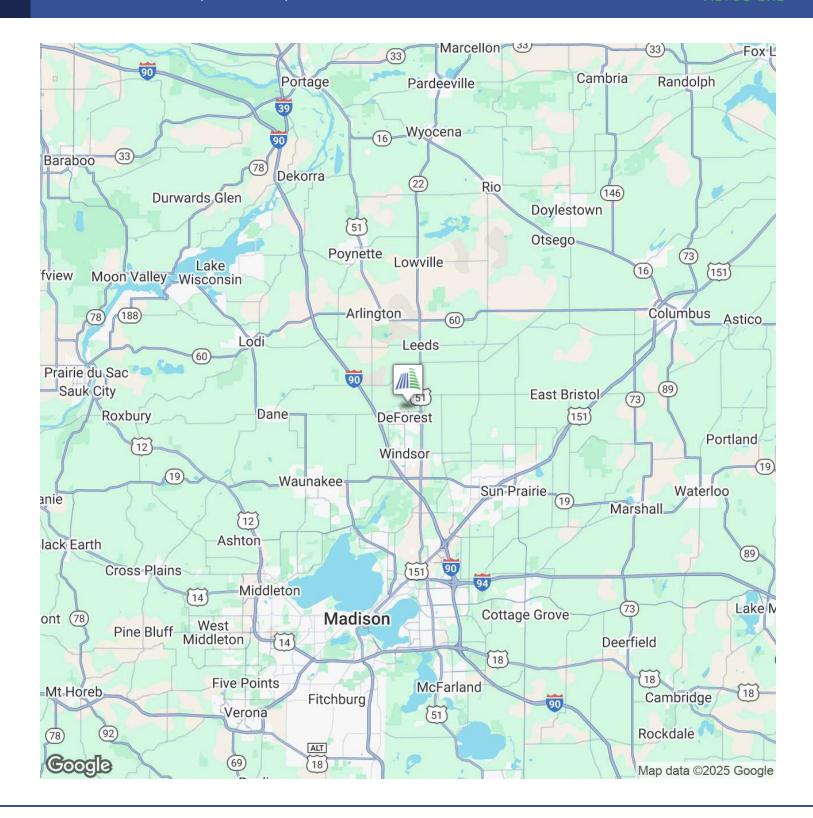
JEFF JANSEN, CCIM Senior Advisor | Broker Owner jeff.jansen@altuscre.com (P) 608.338.0055 (C) 608.444.4111

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or otther conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and

altuscommercialrealestate.com

521 N STEVENSON ST, DEFOREST, WI

ALTUS CRE





MITCH MARTY Sales Associate

mitch.marty@altuscre.com (P) 608.214.6742 (C) 608.214.6742

JEFF JANSEN, CCIM Senior Advisor | Broker Owner jeff.jansen@altuscre.com (P) 608.338.0055 (C) 608.444.4111

altuscommercial realestate.com

We obtained the information above from sources we believe to be reliable. He approximately altuscommercial realestate.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or otther conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transactions.

DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the 2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent 4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A 5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is 6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the 7 customer, the following duties:

- 8 (a) The duty to provide brokerage services to you fairly and honestly.
- 9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- 12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law (see lines 42-51). 13
- 14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your 15 confidential information or the confidential information of other parties (see lines 23-41).
- 16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the 24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person 25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to 26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the 27 Firm is no longer providing brokerage services to you.

The following information is required to be disclosed by law:

- 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5q) (see lines 42-51).
- 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction.

To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may 32 33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a 34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35	CONFIDENTIAL INFORMATION:
36	
37	
38	NON-CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents):
39	
40	
41	(Insert information you authorize to be disclosed, such as financial qualification information.)
12	DEFINITION OF MATERIAL ADVERSE FACTS

28

29

30

31

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such 44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable 45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction 46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee 48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural 49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a 51 contract or agreement made concerning the transaction.

52 NOTICE ABOUT SEX OFFENDER REGISTRY You may obtain information about the sex offender registry and persons with the registry by contacting the Wisconsin Department of Corrections on the Internet at 54 http://www.doc.wi.gov or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction. Copyright © 2016 by Wisconsin REALTORS ® Association Drafted by Attorney Debra Peterson Conrad