



FOR SALE OR LEASE

**PARKTOWNE
LAUNDRY**

1100 EMERALD TERRACE
SUN PRAIRIE, WI 53590

EXCLUSIVELY LISTED BY

DIONE LAUFENBERG

608-886-3205 |
dione.laufenberg@c21affiliated.com

**CENTURY 21
COMMERCIAL.**

Affiliated

PARKTOWNE LAUNDRY- EAST

STAND ALONE INVESTMENT IN SUN PRAIRIE

OFFERING SUMMARY

Sale Price: \$675,000

Lease Rate: \$12.50 PSF NNN

Available SF: Appx 2,490 SF

Parcel No: 0811-064-3230-1

Lot Size: 0.59 Acres

Zoning: General Commercial

Year Built: 1984



FOR QUESTIONS AND ADDITIONAL INFORMATION, CONTACT DIONE
LAUFENBERG: 608-886-3205 | DIONE.LAUFENBERG@C21AFFILIATED.COM

**CENTURY 21
COMMERCIAL**
Affiliated



ParkTowne Laundry

1100 Emerald Terrace, Sun Prairie, WI 53590

Turnkey Laundromat Business & Real Estate
Opportunity

OFFERING SUMMARY

Highlights:

- Longstanding reputation and customer loyalty
- Prime location with strong foot traffic
- Clean, high-capacity machines and facility
- Real estate and business offered together
- Potential for increased income through wash-and-fold services, vending, or extended hours
- Whether you're looking to grow your portfolio or step into a proven business model, Parktowne Laundry East offers unmatched value and potential.



FOR QUESTIONS AND ADDITIONAL INFORMATION, CONTACT DIONE
LAUFENBERG: 608-886-3205 | DIONE.LAUFENBERG@C21AFFILIATED.COM

CENTURY 21
COMMERCIAL
Affiliated

Parktowne Laundry East

Turnkey Laundromat Business & Real Estate Opportunity



PROPERTY OVERVIEW

Parktowne Laundry East – Established, Profitable, and Ready for You!

Seize this rare opportunity to own or lease a well-established coin-operated laundromat with both the business and real estate included.

Located in a high-traffic area, Parktowne Laundry East has proudly served the community for over 37 years, earning a reputation for cleanliness, reliability, and convenience.

This is a fully operational and income-producing business with a loyal customer base and robust infrastructure.

1100 Emerald Terrace

Busy Corridor into Sun Prairie

THE FACILITIES

- 60 lb, 40 lb, and 30 lb high-capacity washers
- Top-load washers
- 45 lb and 30 lb dryers
- Two change machines maintained daily for optimal service

The premises are clean, well-lit, and professionally maintained. With pride of ownership evident throughout, this is a turnkey operation ideal for an owner-operator, investor, or business expansion.

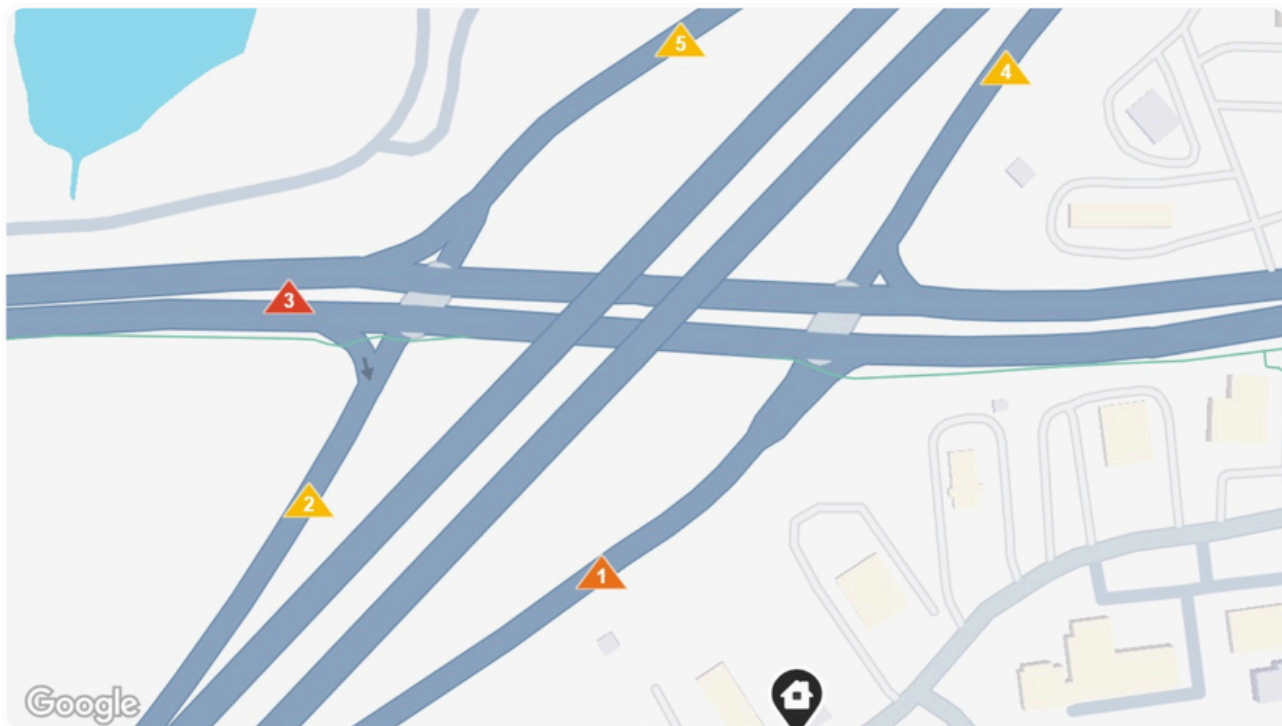


FOR QUESTIONS AND ADDITIONAL INFORMATION, CONTACT DIONE
LAUFENBERG: 608-886-3205 | DIONE.LAUFENBERG@C21AFFILIATED.COM

**CENTURY 21
COMMERCIAL**
Affiliated

Park Towne Laundry

HWY 19 & HWY 151



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

FOR QUESTIONS AND ADDITIONAL INFORMATION, CONTACT DIONE
LAUFENBERG: 608-886-3205 | DIONE.LAUFENBERG@C21AFFILIATED.COM

**CENTURY 21
COMMERCIAL**
Affiliated

Sun Prairie, WI

POPULATION AND DEMOGRAPHICS



POPULATION

Total Population	36,455
Average Age	36
Median Household Income	\$90,521
Median Home Value	\$339,800

HOUSEHOLD INCOME

Total Households	15,291
# of Persons Per Household	2.4

FOR QUESTIONS AND ADDITIONAL INFORMATION, CONTACT DIONE
LAUFENBERG: 608-886-3205 | DIONE.LAUFENBERG@C21AFFILIATED.COM

**CENTURY 21
COMMERCIAL**
Affiliated



ParkTowne Laundry

1100 Emerald Terrace, Sun Prairie WI
53590

DIONE LAUFENBERG

608-886-3205 | dione.laufenberg@c21affiliated.com
8001 Excelsior Drive Suite 220 Madison, WI 53717

**CENTURY 21
COMMERCIAL.**
Affiliated

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
11 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
13 information is prohibited by law (see lines 42-51).

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
18 advantages and disadvantages of the proposals.

19 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.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. §452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may
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.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 "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 "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
53 registered 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.