



FOR SALE
MIXED USE

LUMINOUS LIVE WORK LIVE
208 South Hamilton Street, Madison, WI 53703

- Commercial Office/Living Condo
- Steps from Capitol Square
- Street-Level Storefront with large display windows!



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UNIQUE OPPORTUNITY AWAITS

Welcome to your new business headquarters in the heart of downtown Madison! This exquisite 2-level townhouse-style commercial condo offers the perfect blend of modern amenities and sustainable living. Situated just steps away from Capitol Square, this property offers unparalleled access to Madison's vibrant business district, dining, and entertainment options. Stop paying rent and start building equity in your own property while enjoying potential tax benefits associated with property ownership. Tailor the 1684 square feet of space to meet your business's unique needs without landlord restrictions. Street-Level storefront boasts large display windows, perfect for showcasing your business. The possibilities are endless in this flexible-use condo with a clean, modern aesthetic.



Property Summary

Unit SF:	1,684
Lot Size:	0.12 Acres
Parking Ratio:	1:1
Parking:	Surface
Price:	\$720,000
Year Built:	2023
Zoning:	UMX
Building Type	Condominium

Property Overview

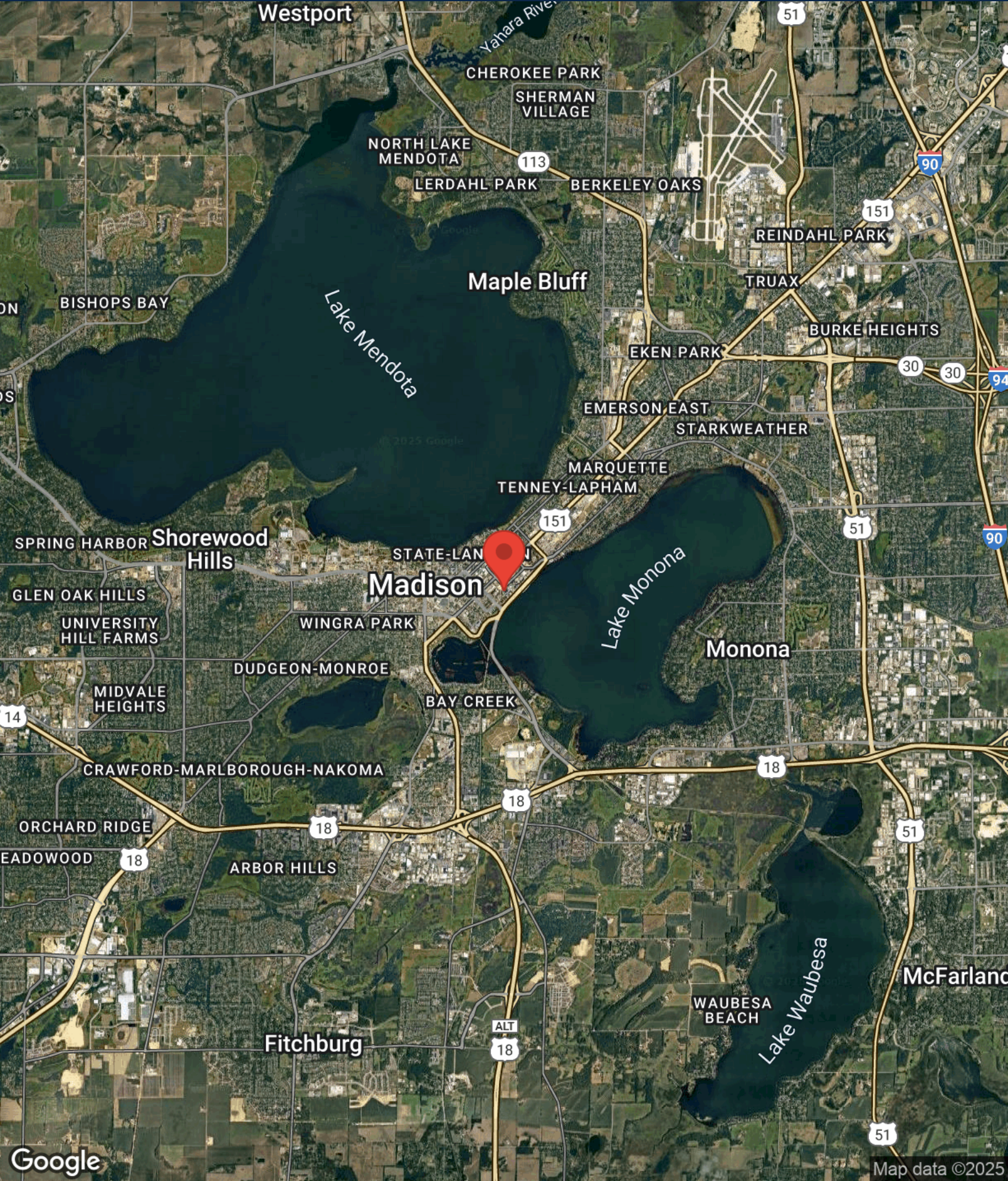
Mixed Use Townhouse Style Condo for Business and Living

Location Overview

Situated between the iconic Capitol Square and the scenic shores of Lake Monona, downtown Madison is the heart of the city's cultural, governmental, and business activity. This highly walkable area boasts a dynamic mix of historic charm and modern development, making it a prime destination for entrepreneurs, creatives, and professionals alike. With immediate access to popular dining, retail, entertainment, and the University of Wisconsin campus, this location offers unmatched visibility and foot traffic. Whether operating a boutique storefront, professional office, or creative studio, businesses here benefit from a built-in customer base and a lively, engaged community. The inclusion of a residential condo unit within a mixed-use building adds convenience and versatility, ideal for live/work arrangements or additional rental income. Downtown Madison offers the perfect blend of energy, accessibility, and prestige for forward-thinking commercial investors.

REGIONAL MAP

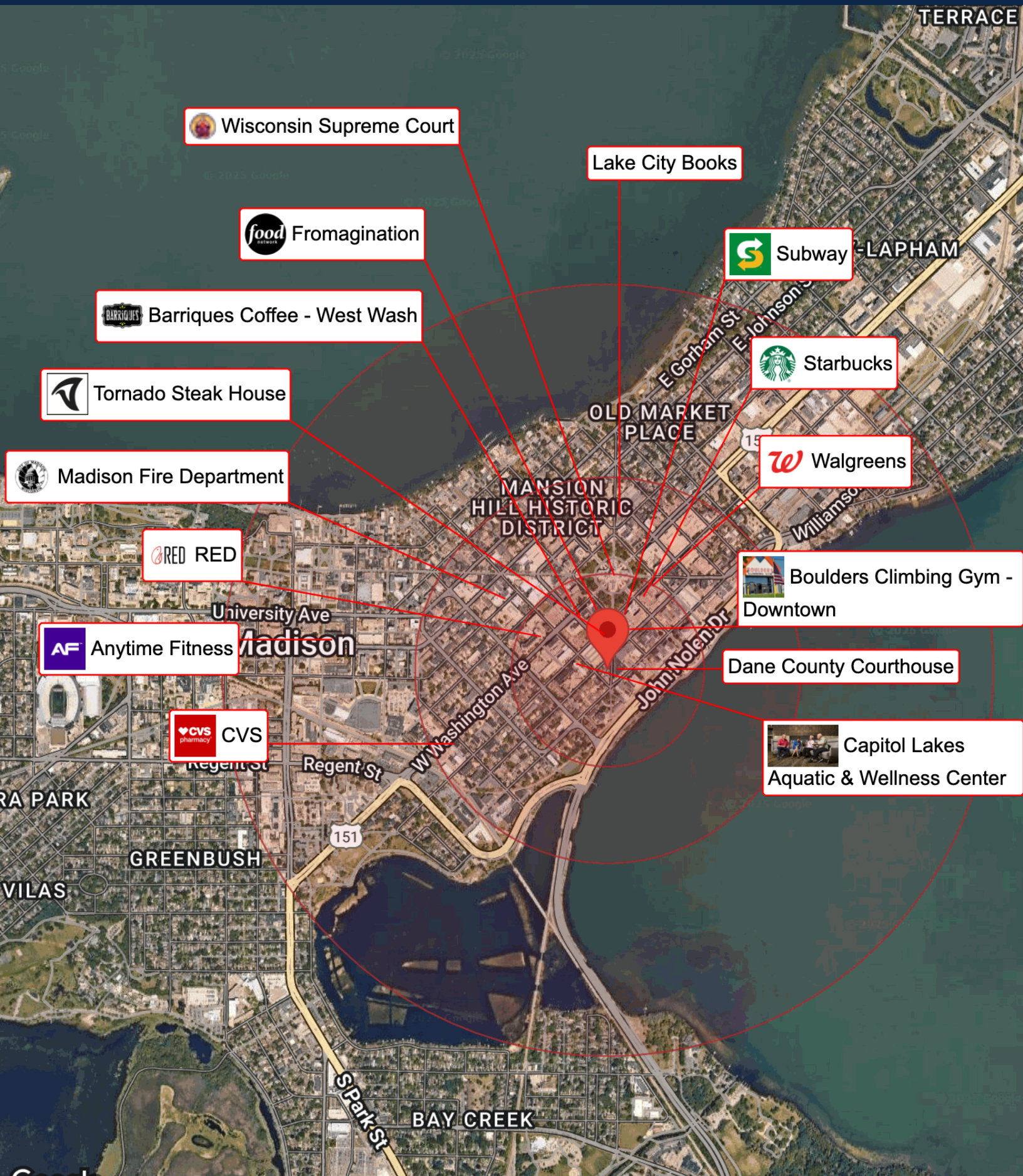
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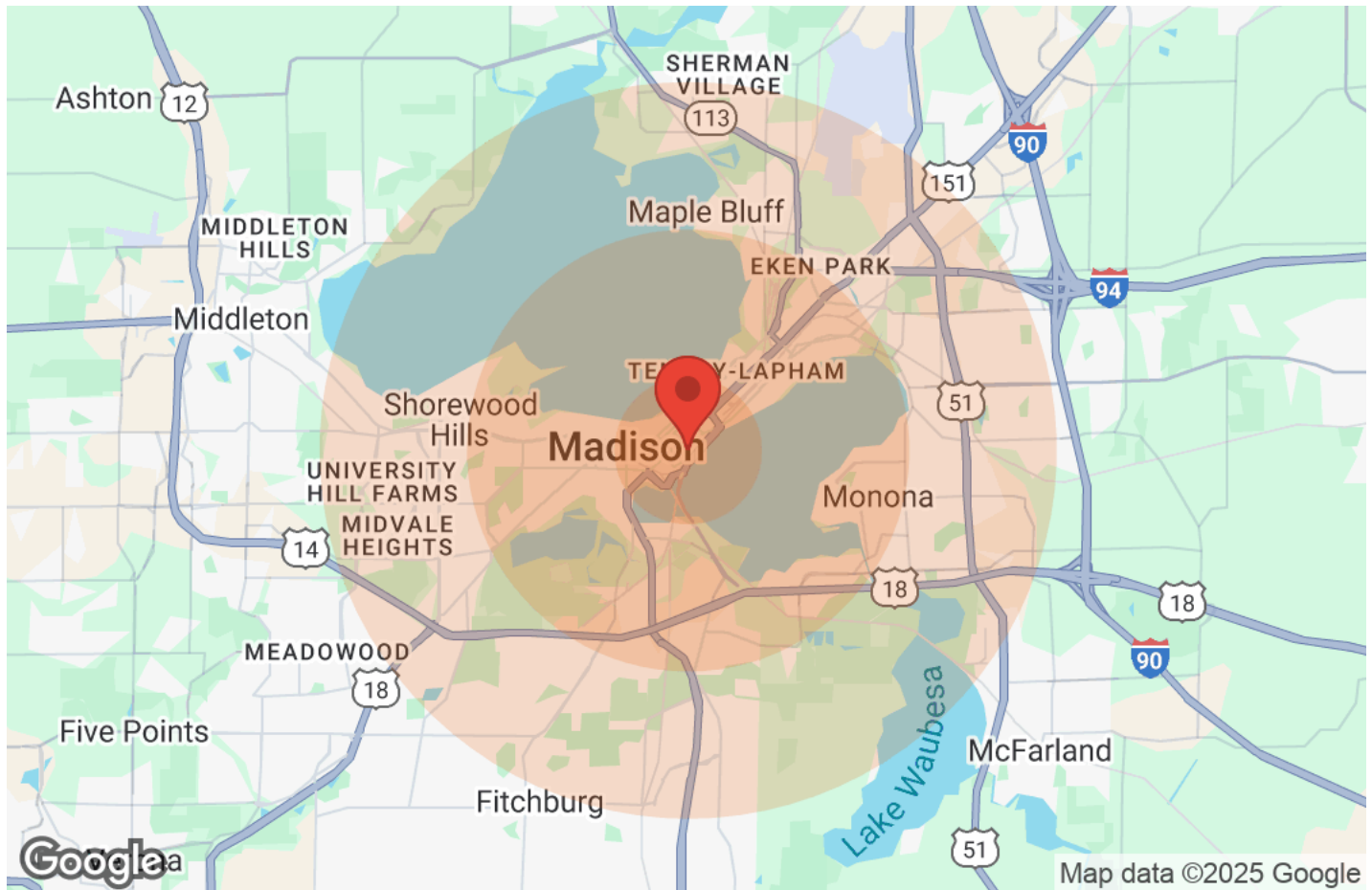


BUSINESS MAP

LUMINOUS LIVE WORK LIVE CONDOMINIUMS

208 South Hamilton Street
Madison, WI 53703





Population	1 Mile	3 Miles	5 Miles
Male	17,800	50,402	94,283
Female	15,843	49,479	95,951
Total Population	33,643	99,881	190,234

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,964	13,247	28,913
Ages 15-24	1,747	8,270	18,816
Ages 25-54	24,633	58,555	94,049
Ages 55-64	2,138	9,893	21,823
Ages 65+	2,161	9,916	26,633

Income	1 Mile	3 Miles	5 Miles
Median	\$19,695	\$36,390	\$48,573
< \$15,000	6,367	11,362	15,078
\$15,000-\$24,999	2,556	6,166	9,817
\$25,000-\$34,999	1,589	4,992	9,085
\$35,000-\$49,999	1,324	5,204	11,087
\$50,000-\$74,999	1,221	6,376	15,265
\$75,000-\$99,999	508	3,862	9,336
\$100,000-\$149,999	454	3,377	8,055
\$150,000-\$199,999	242	1,351	2,858
> \$200,000	238	1,156	2,673

Housing	1 Mile	3 Miles	5 Miles
Total Units	15,346	46,371	88,731
Occupied	14,258	43,608	83,546
Owner Occupied	1,287	13,882	38,112
Renter Occupied	12,971	29,726	45,434
Vacant	1,088	2,763	5,185

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Preferred makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Preferred does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

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STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

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

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *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.*
- *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 "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *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. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker 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 section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker 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 broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers:

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information 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 agreement made concerning the transaction.