

RETAIL CENTER - FOR SALE

\$4,000,000

858-876 Jupiter Drive
Madison, WI 53718

As part of a strategic rebalancing of the current owner's portfolio, this asset is now available for acquisition. This is a great opportunity for investors to secure a well-positioned property with strong income potential and long-term value.

PROPERTY SNAPSHOT

Sale includes two separate buildings, located on the NW corner of Cottage Grove Road and Jupiter Drive.

- **Total Square Footage: 15,099**
 - Building 1: 12,500 SF
 - Building 2: 4,599 SF
- **Fully Occupied**
- **Professional Management Available**



VALUATION ANALYSIS

GPI	
Rent	\$ 305,811.00
CAM	\$ 165,931.00
Vacancy	
Rent	\$ -
CAM	\$ -
Gross Revenue	\$ 471,742.00
Expenses	\$ (178,544.00)
Capital Reserves	\$ -
NOI	\$ 293,198.00

Cap Rates	
6.50%	\$4,510,738.00
7.00%	\$4,188,542.00
7.50%	\$3,909,306.00
8.00%	\$3,664,975.00

CONTACT DETAILS

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