

Real Estate For Sale

522-524 E Main St. Madison WI 53703

Asking Price: \$1,457,000

2 Buildings + 10 Rental Parking Stalls



Downtown 5 unit rental (2 buildings) with 10 parking stalls located just 5 blocks from the Capitol on the corner of E. Main St. & S. Blair St. 522 E. Main St. is a 2 flat with 2 units (2 beds & 3 beds + den). 524 E. Main St. is a 3 flat with 3 units (1 bed & two 2 beds). All 10 parking stalls and all 5 units are fully leased with a monthly gross income of \$10,004/mo. and **as of Sept. 2025 the monthly gross income will increase to \$11,040/mo.** Residents can enjoy the convenience of being within walking distance from the vibrant downtown scene, including the Capitol Square, farmers market, local eateries, entertainment and Lake Monona. Don't miss out on this exceptional investment opportunity.

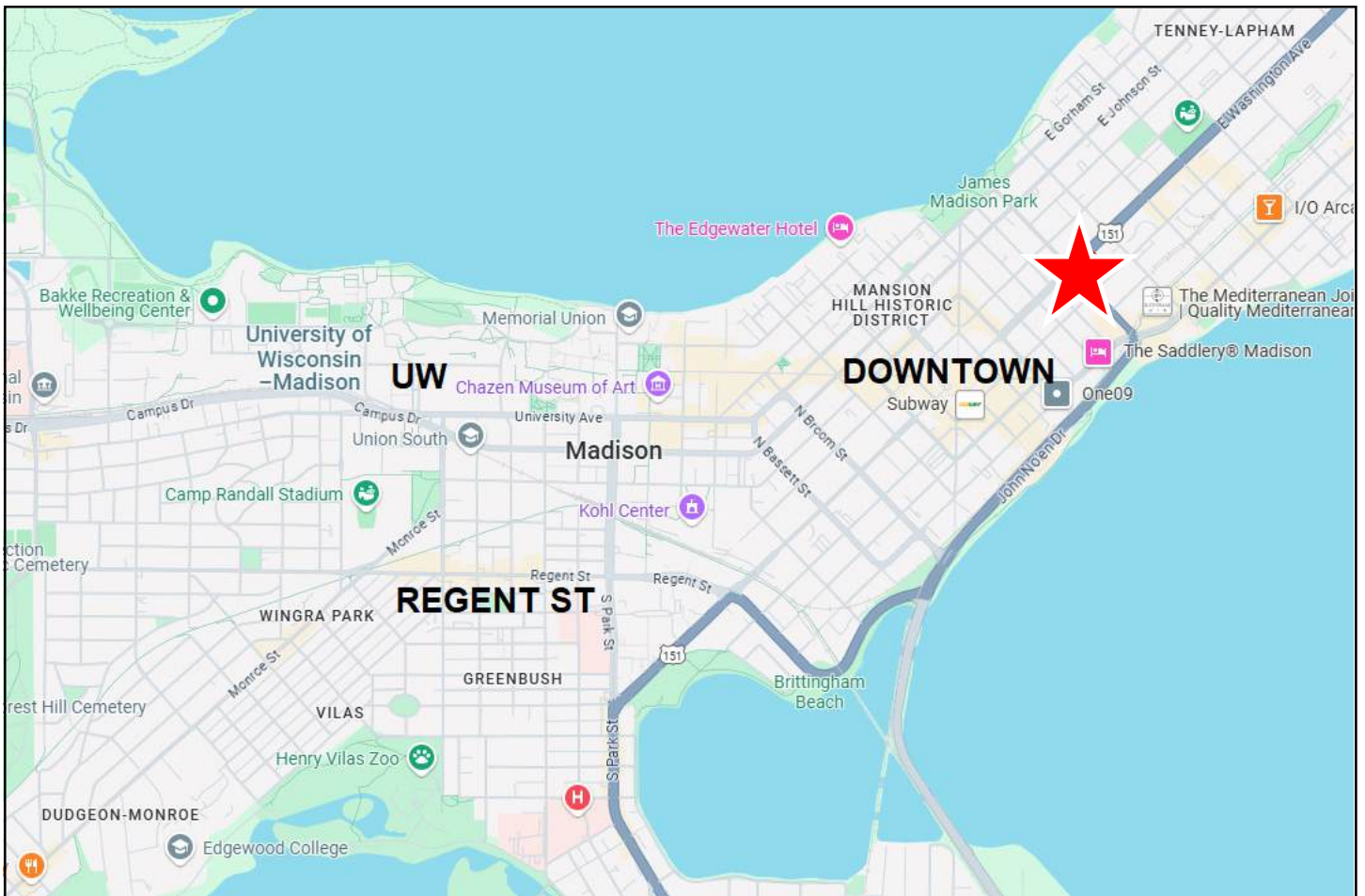


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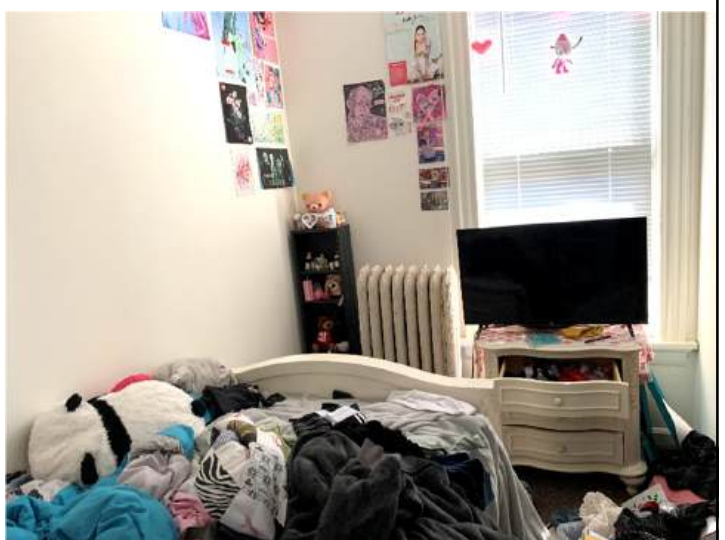
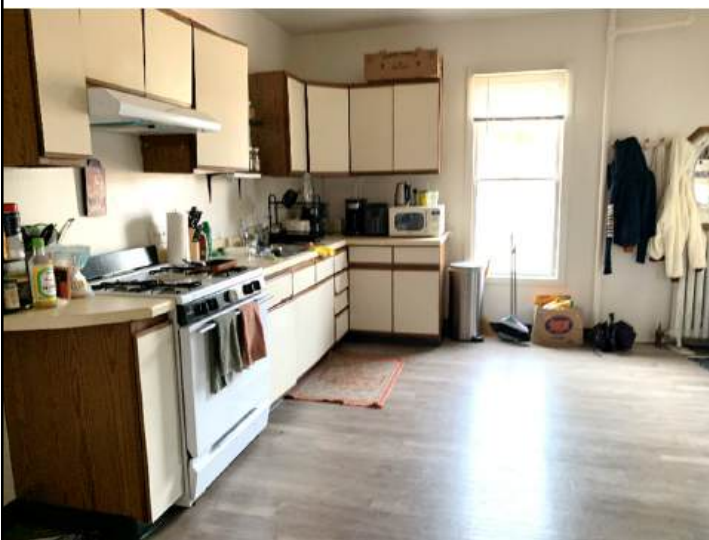
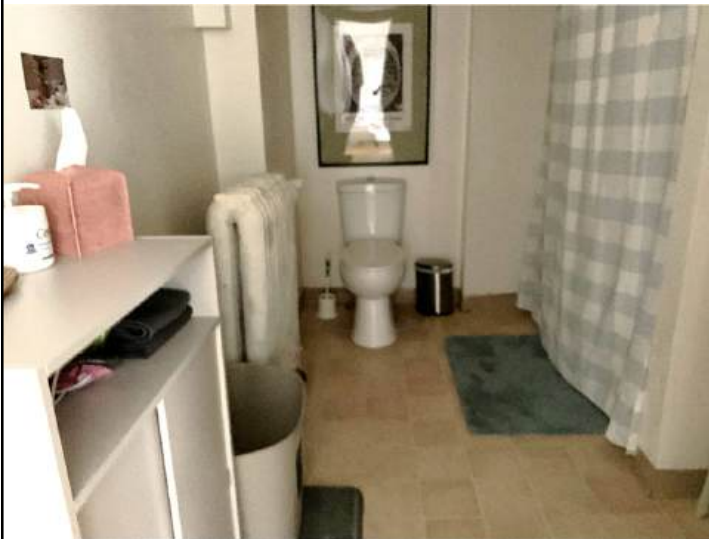
Property Information																																																																										
Property Type:		Apartments	Property Class:	Commercial																																																																						
Zoning:		DR1, WP-17, HIS-FS	Lot Size:	8,712 sq ft																																																																						
Frontage:		66 - E Main St	Water Frontage:	NO																																																																						
TIF District:		0	Assessment Area:	3109																																																																						
2024 Tax Information 2024 Tax Details Pay Property Taxes																																																																										
Net Taxes:			\$17,796.48																																																																							
Special Assessment:			\$0.00																																																																							
Other:			\$0.00																																																																							
Total:			\$17,796.48																																																																							
<div><div>Residential Building Information: Building Number 2</div><div>Exterior Construction</div><table><tr><td>Home Style:</td><td>Flat</td><td>Dwelling Units:</td><td>0</td></tr><tr><td>Stories:</td><td>2.5</td><td>Year Built:</td><td>1880</td></tr><tr><td>Exterior Wall:</td><td>Wood</td><td></td><td></td></tr><tr><td>Foundation:</td><td>Stone</td><td></td><td></td></tr><tr><td>Roof:</td><td>Asphalt</td><td>Roof Replaced:</td><td>1880</td></tr><tr><td>Garage 1:</td><td></td><td>Stalls:</td><td>0.0</td></tr><tr><td>Driveway:</td><td>Asphalt</td><td></td><td></td></tr></table><div>Interior Information</div><table><tr><td>Bedrooms:</td><td>6</td><td>Full Baths:</td><td>2</td></tr><tr><td>Fireplace:</td><td>0</td><td>Half Baths:</td><td>1</td></tr></table><div>Living Areas (Size in sq ft)</div><table><tr><td>Description:</td><td>Living Area:</td><td>Total Living Area:</td><td>2,534</td></tr><tr><td>1st Floor:</td><td>1,042</td><td></td><td></td></tr><tr><td>2nd Floor:</td><td>964</td><td></td><td></td></tr><tr><td>3rd Floor:</td><td>528</td><td></td><td></td></tr><tr><td>Above 3rd Floor:</td><td>0</td><td></td><td></td></tr><tr><td>Attic Area:</td><td>Finished: 0</td><td></td><td></td></tr><tr><td>Basement:</td><td>Finished: 0</td><td>Total Basement:</td><td>964</td></tr><tr><td>Crawl Space:</td><td>0</td><td></td><td></td></tr></table><div>Mechanicals</div><table><tr><td>Central A/C:</td><td>NO</td></tr></table></div>					Home Style:	Flat	Dwelling Units:	0	Stories:	2.5	Year Built:	1880	Exterior Wall:	Wood			Foundation:	Stone			Roof:	Asphalt	Roof Replaced:	1880	Garage 1:		Stalls:	0.0	Driveway:	Asphalt			Bedrooms:	6	Full Baths:	2	Fireplace:	0	Half Baths:	1	Description:	Living Area:	Total Living Area:	2,534	1st Floor:	1,042			2nd Floor:	964			3rd Floor:	528			Above 3rd Floor:	0			Attic Area:	Finished: 0			Basement:	Finished: 0	Total Basement:	964	Crawl Space:	0			Central A/C:	NO
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Exterior Photos



Interior Photos (522 E. Main St.)



Interior Photos
(524 E. Main St.)



Interior Photos (524 E. Main St.)



Interior Photos (524 E. Main St. #3)



DISCLOSURE TO 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 of
4 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 ■ The duty to provide brokerage services to you fairly and honestly.
- 9 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it,
11 unless disclosure of the information is prohibited by law.
- 12 ■ 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 57-66).
- 14 ■ 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 24-40).
- 16 ■ The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 ■ 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.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

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

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

- 30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 52-60).
- 31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report
32 on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list
34 that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other information
35 you consider to be confidential.

36 **CONFIDENTIAL INFORMATION:** _____
37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____

40 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

41 **THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY**
42 **AN AGENT ASSOCIATED WITH A LISTING FIRM OR WITH A SUBAGENT FIRM PROVIDING BROKERAGE**
43 **SERVICES TO A BUYER OR TENANT.**

44 **FAIR HOUSING/ NON-DISCRIMINATION**

45 The Firm and its agents agree that they will not discriminate based on race, color, sex, sexual orientation as defined in
46 Wisconsin Statutes § 111.32(13m), disability, religion, national origin, marital status, lawful source of income, age,
47 ancestry, family status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

48 **NOTICE ABOUT SEX OFFENDER REGISTRY**

49 You may obtain information about the sex offender registry and persons registered with the registry by contacting the
50 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

DEFINITIONS

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 and 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.

COMPENSATION

The Firm does not charge compensation to show homes to a customer under this disclosure.

Real estate commissions and compensation are not set by law and are fully negotiable. A firm may not represent that the firm's services are free or available at no cost to their clients, unless they receive no financial compensation from any source for those services.

The Firm may receive compensation from the listing firm as an agent working with a buyer as customer in the purchase of a property.

ACKNOWLEDGMENT

Wisconsin law requires the Firm to request the customer's signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm will provide brokerage services related to real estate primarily intended for use as a residential property containing one to 4 dwelling units.

SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY CONTRACTUAL OBLIGATIONS FOR EITHER THE CUSTOMER OR THE FIRM.

By signing and dating below I /we acknowledge receipt of a copy of this disclosure.

75	(x) _____	_____	_____
76	Customer Signature ▲	Print Name ▲	Date ▲
77	(x) _____	_____	_____
78	Customer Signature ▲	Print Name ▲	Date ▲
79	(x) _____	_____	_____
80	Agent for Firm ▲ Print Name ►	Firm Name ▲	Date ▲