

Building for Sale

226 Ohio Avenue
Madison WI 53704



Presented By:

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EXCLUSIVE AGENT

Madison Commercial Real Estate LLC ("Owner's Agent") is the exclusive agent for the Owner of 226 Ohio Ave, Madison, Wisconsin ("Property"). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agents for the Owner are:

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Property Summary

226 Ohio Ave, Madison WI 53704



Property Summary

Sale Price	\$1,300,000.00
Lot Size	.07 acres
Total Building Size	4,918 sf
Bar Area	1,471 sf
Retail 1	590 sf
Retail 2	417 sf
Apartments	2,440 sf
Basement	2,440 sf
Parcel Number	0710-064-3707-6
Years Built	1910
2024 Assessment	\$691,000.00
2023 Taxes	\$12,140.91
Zoning	TSS
Electric	3-Phase

Leases:	Expirations
3-bedroom front unit	Through Jan 2025
2-bedroom back unit	Through July 2025

Property Highlights

226 Ohio Ave, Madison WI 53704



Property Highlights

- Located on the corner of Ohio Ave & Atwood Ave
- Excellent visibility
- The Ohio Tavern has the oldest continued liquor license in Madison. There are two years remaining on the bar lease. (The bar business and FF&E are not included in the sale).
- Lower-level is used by the Ohio Tavern for storage, kitchen area with grease trap and walk-in cooler. (There is no hood system).
- Large back deck and plenty of outdoor patio seating along Ohio Ave
- Two front retail tenants along Atwood Ave: salon space and clothing store.

Ohio Tavern Photos

226 Ohio Ave, Madison WI 53704



Front Retail Suites

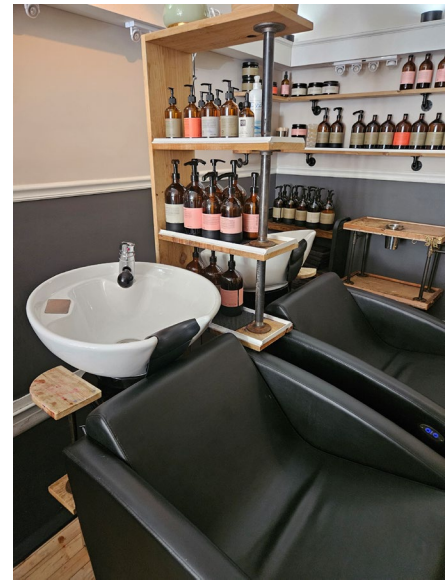
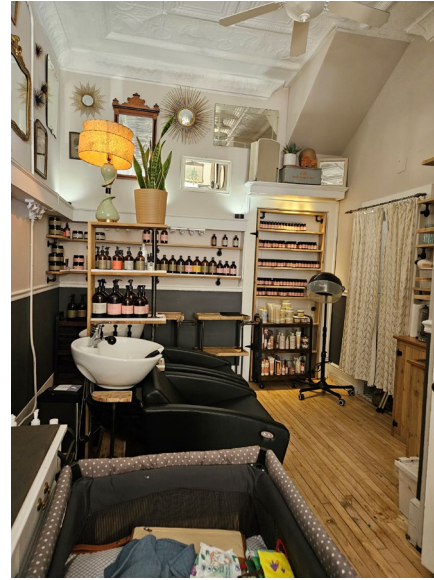
2332 & 2334 Atwood Ave, Madison WI 53704



2334 Atwood Ave



2332 Atwood Ave



Back Apartment Unit Photos

226 Ohio Ave, Madison WI 53704



Front Apartment Unit Photos

226 Ohio Ave, Madison WI 53704

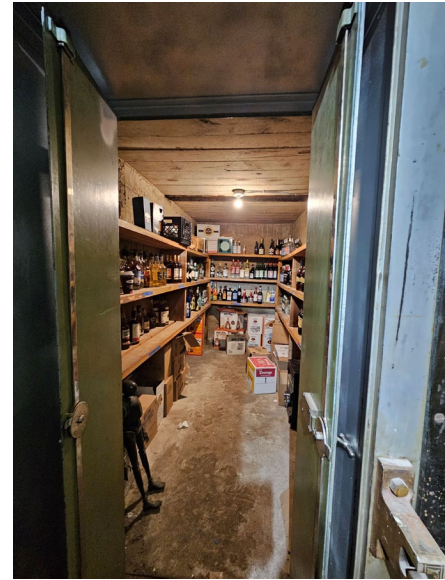
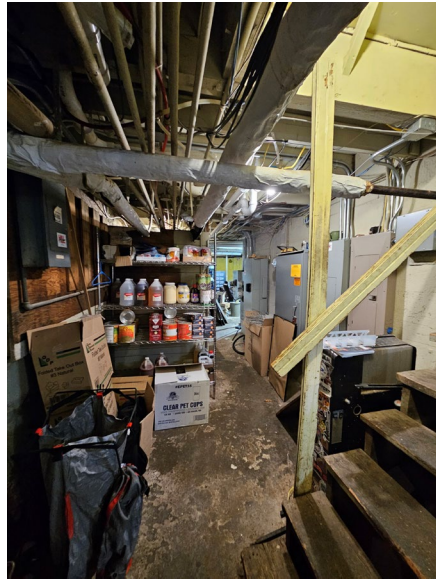


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Basement Photos

226 Ohio Ave, Madison WI 53704



Aerial Map

226 Ohio Ave, Madison WI 53704

