



FOR SALE
COMMERCIAL

WESTSIDE COMMERCIAL CONDO
8201 Mayo Drive, Madison, WI 53719

- Owner Occupy and Build Equity in Your Business from Day 1!
- Current build out is Nail Salon
- Low Condo Fee - Easy to Own
- List Price \$295,000



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RE/MAX PREFERRED

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<http://www.madisonpreferred.com>
+16082768110 Each Office Independently Owned and Operated.





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Property Summary

Building SF:	1,319
Lease Rate:	NA
Parking Ratio:	Variable
Parking:	36-55 spaces, Onsite, Paved, Underground, Shared
Price:	\$295,000
Year Built:	2007
Zoning:	PD
Current Use:	Nail Salon

Property Overview

Prime Westside Commercial Condo available for purchase! Why Lease when you can own your own space & build your business AND create equity in another asset! This 1,300+ sq ft property is currently built out to be a Nail Salon but its potential uses are vast! Office, Retail, Practitioner, Fitness Business could all benefit from an ideal space like this. Low Condo Fee covers all lawn, snow removal, trash, & recycling fees so no need to worry about paying for those separately or managing the additional workload yourself. Existing fixtures and flooring provide an ideal & versatile start, along with utility room, storage room, & private office this site is ready to GO! The current Nail Salon & equipment could also be purchased for an additional price to create a turnkey business opportunity!

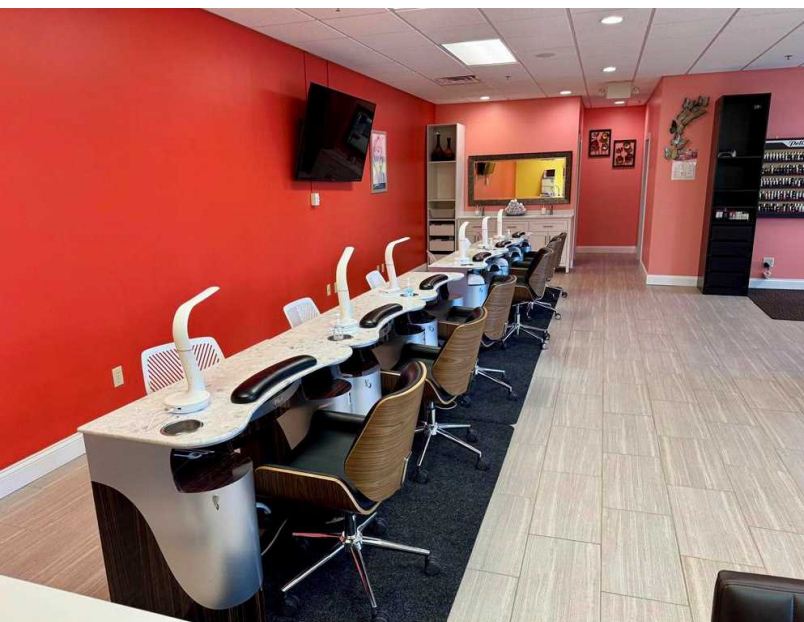
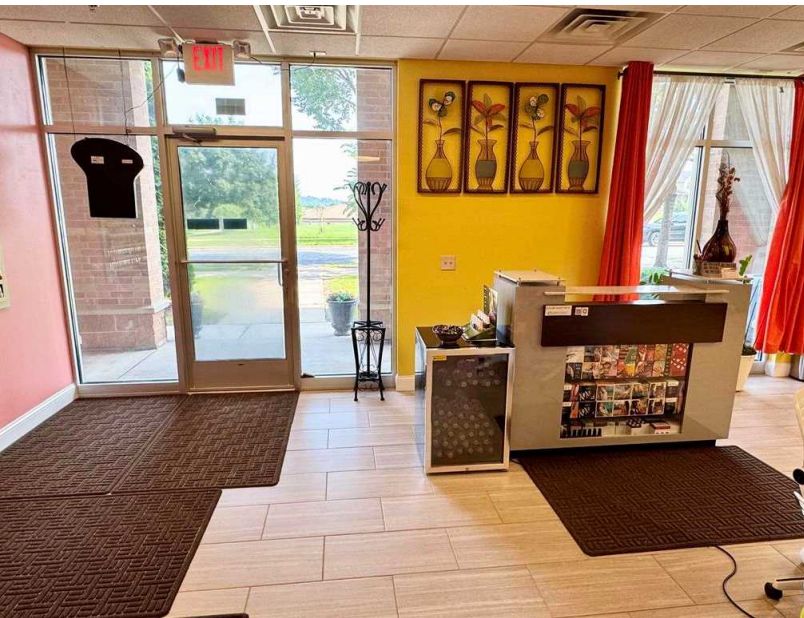
Location Overview

At the crossroads of the Beltline (US-12/14) and Verona Rd (US-18/151), Madison's Southwest side is a high-access hub linking Fitchburg, Verona, and the greater metro in minutes—ideal for destination retail, services, and professional uses. The trade area is powered by metro-scale demand: Madison's population is ~285k and rising, with a highly educated workforce (59% bachelor's+). The nearby Epic Systems campus in Verona—~13,000 employees—adds steady daytime traffic and disposable income to the corridor.

PROPERTY PHOTOS

WESTSIDE COMMERCIAL CONDO

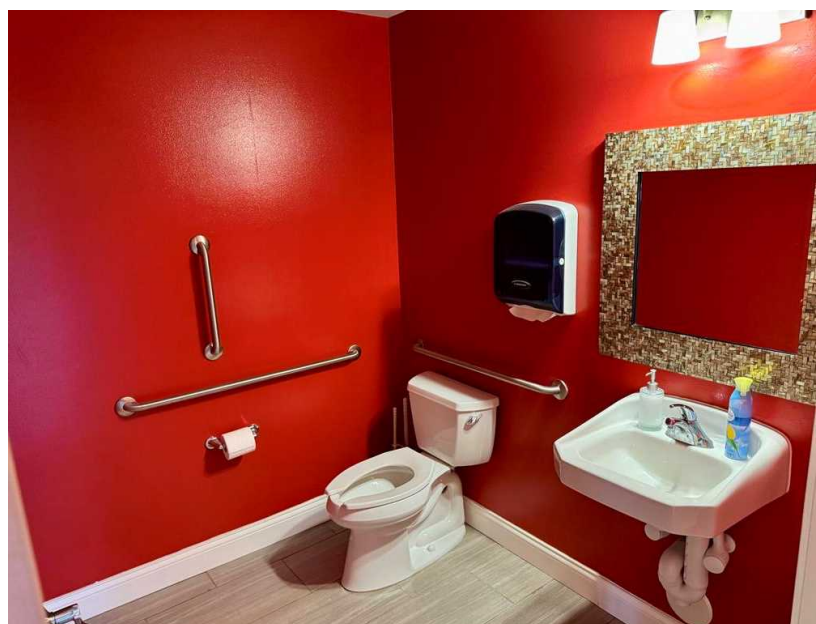
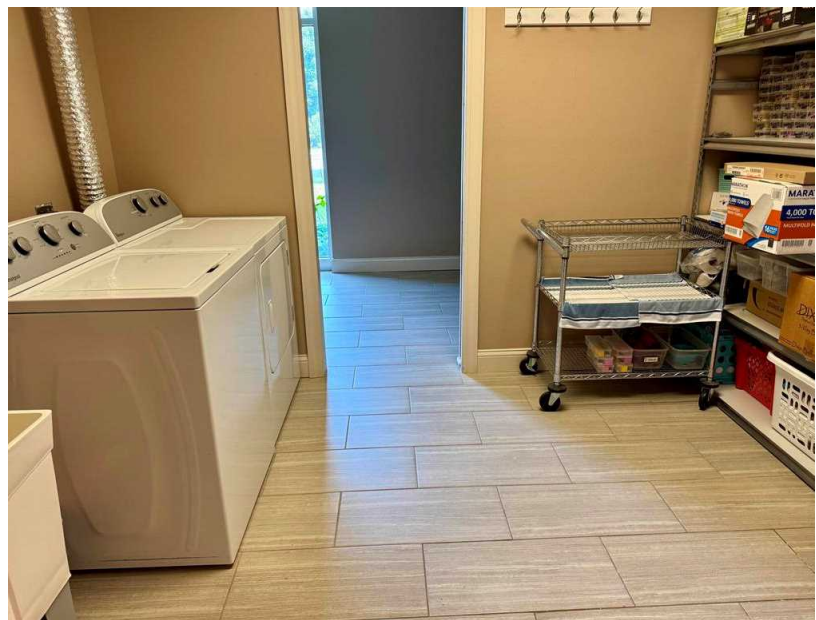
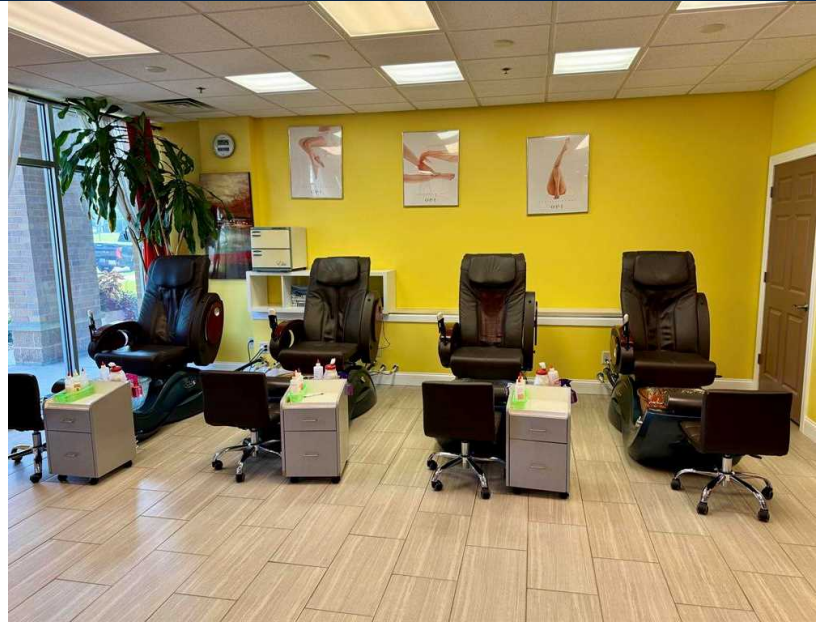
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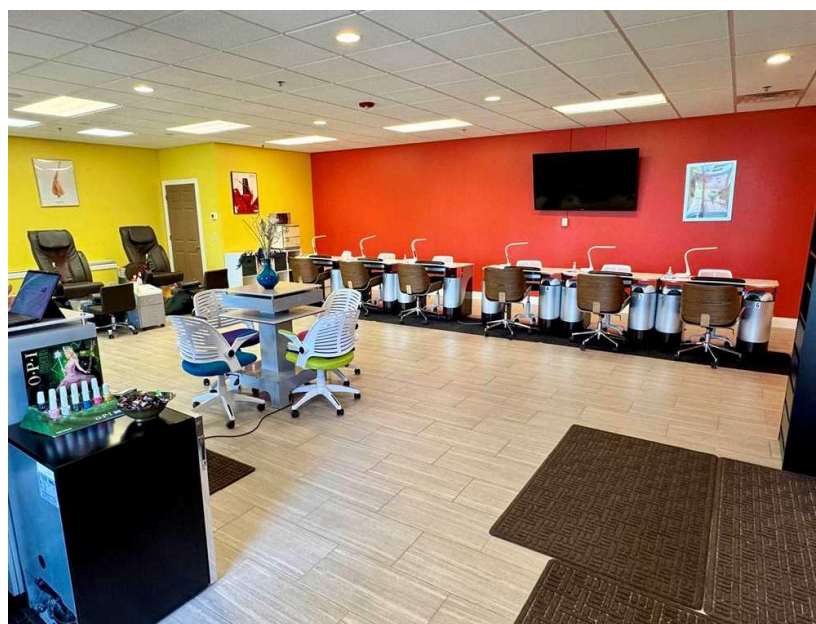
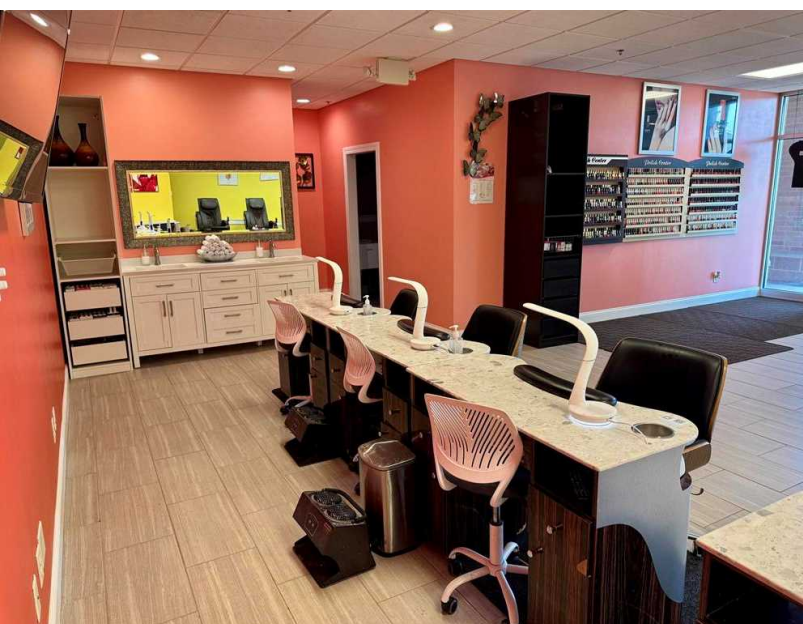
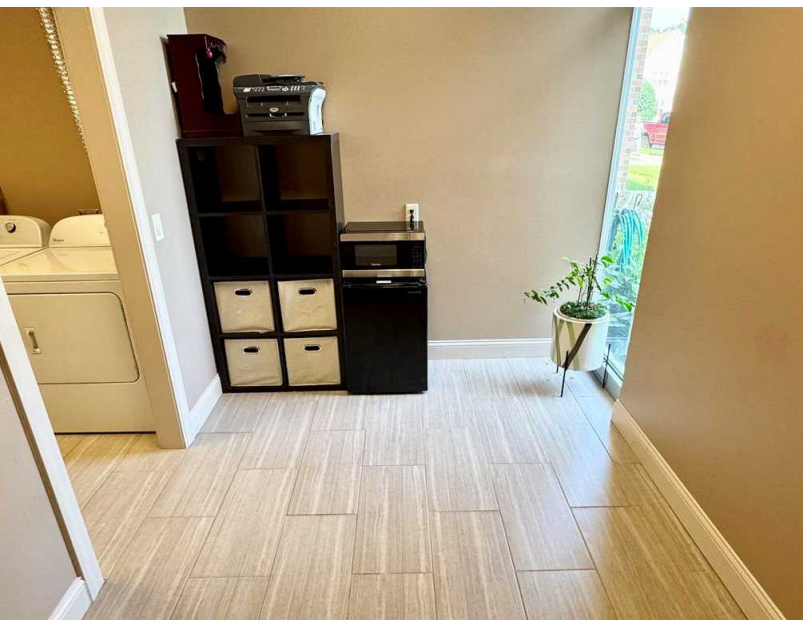
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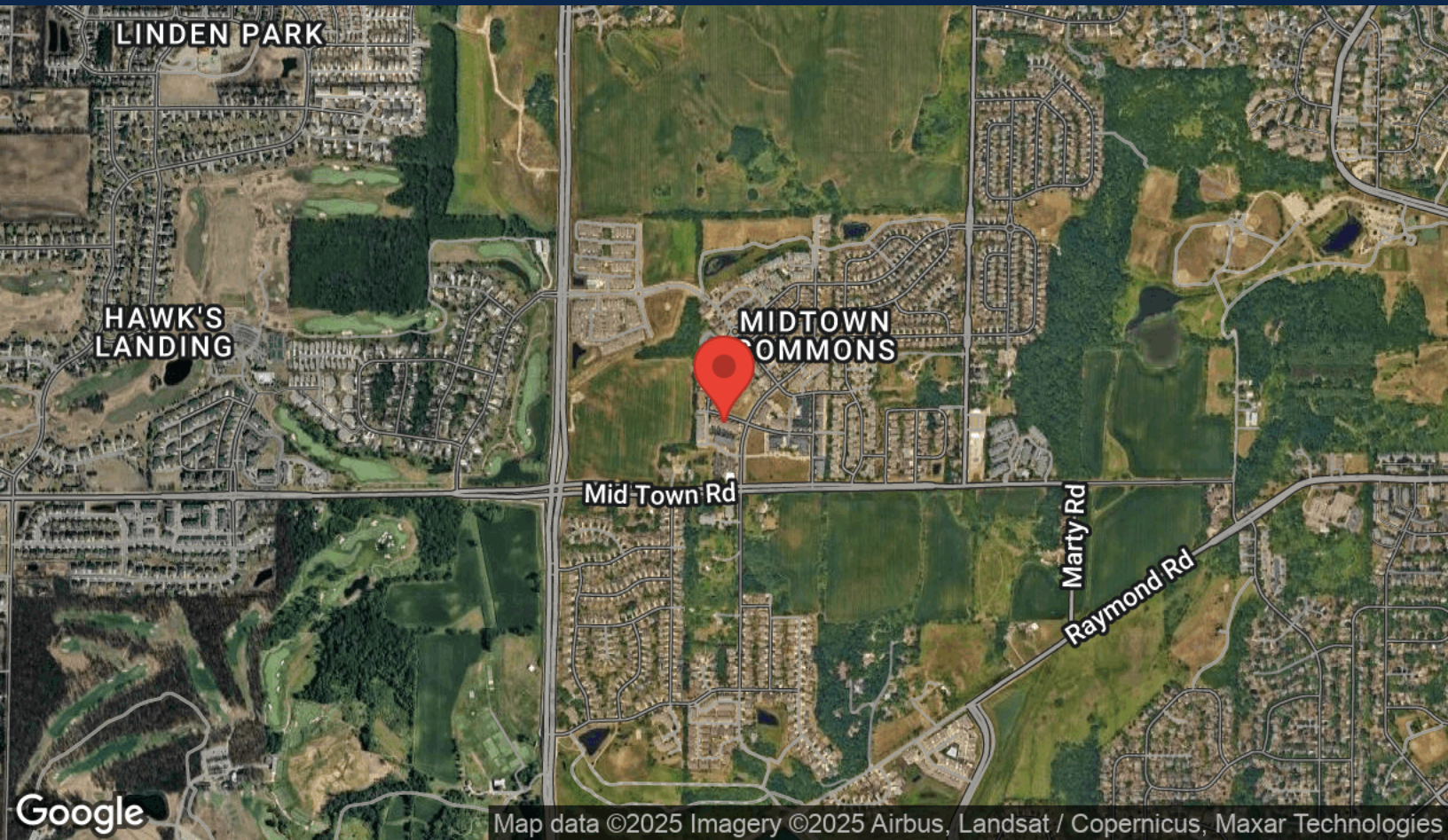
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LOCATION MAPS

WESTSIDE COMMERCIAL CONDO

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BUSINESS MAP

WESTSIDE COMMERCIAL CONDO

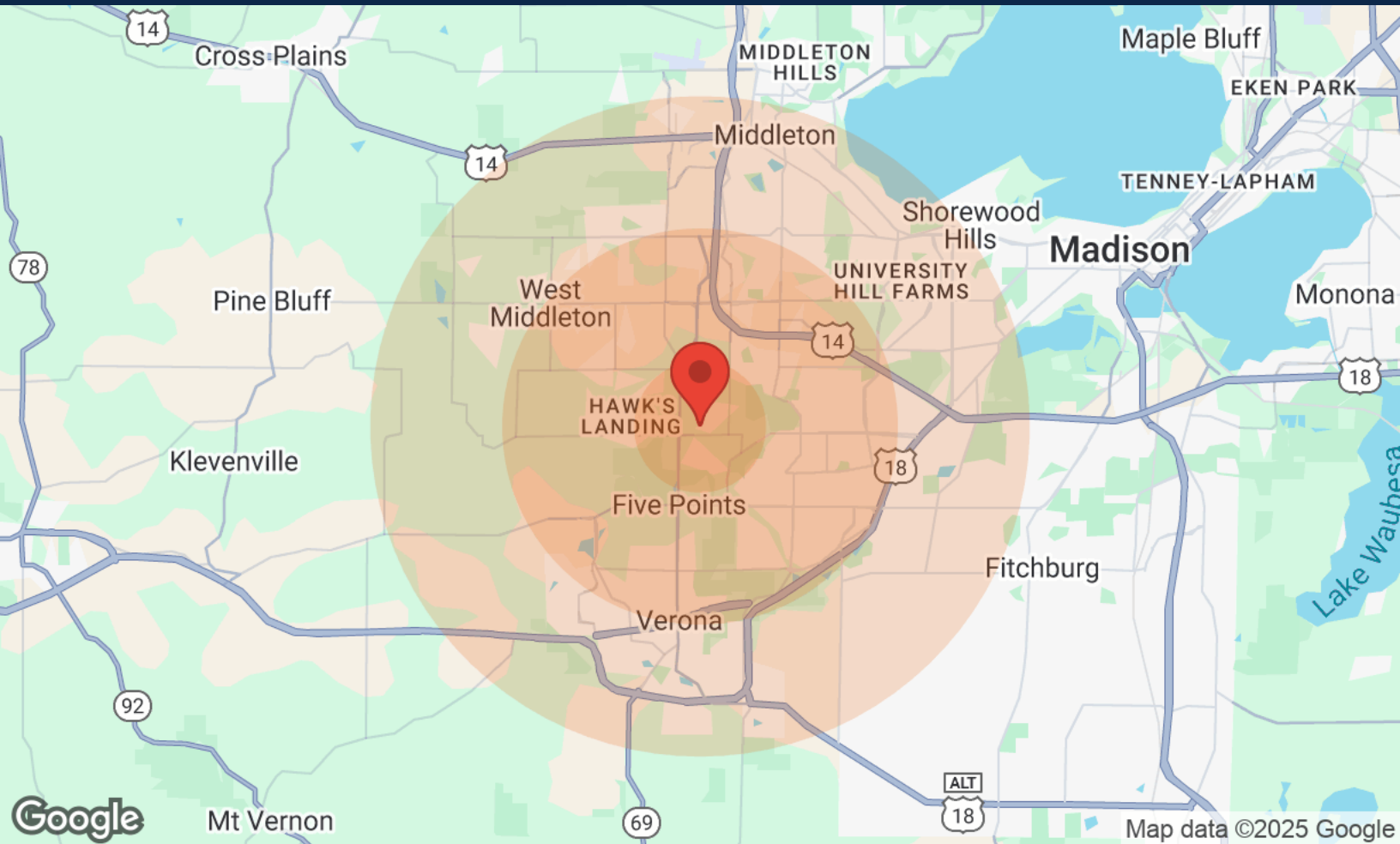
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DEMOGRAPHICS

WESTSIDE COMMERCIAL CONDO

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Population	1 Mile	3 Miles	5 Miles
Male	5,032	31,235	64,053
Female	4,881	32,870	68,722
Total Population	9,913	64,105	132,775

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,619	11,466	23,242
Ages 15-24	1,181	8,097	16,630
Ages 25-54	3,941	26,163	51,739
Ages 55-64	1,392	8,359	17,958
Ages 65+	1,780	10,020	23,206

Income	1 Mile	3 Miles	5 Miles
Median	\$82,031	\$70,131	\$71,467
< \$15,000	180	1,707	3,634
\$15,000-\$24,999	216	2,014	4,059
\$25,000-\$34,999	366	2,652	4,923
\$35,000-\$49,999	564	4,233	7,912
\$50,000-\$74,999	1,046	5,725	11,975
\$75,000-\$99,999	695	4,282	8,343
\$100,000-\$149,999	924	4,733	9,650
\$150,000-\$199,999	369	1,698	3,840
> \$200,000	99	1,528	4,079

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,755	30,396	62,359
Occupied	4,454	28,430	58,712
Owner Occupied	2,292	15,163	35,314
Renter Occupied	2,162	13,267	23,398
Vacant	301	1,966	3,647

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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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PRESENTED BY:

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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.