



4070 E Brigham Rd
Blue Mounds, WI 53517



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BLUE MOUNDS, WI 53517

EXCLUSIVELY PRESENTED BY:



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Wisco Real Estate Sales

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DeForest, WI 53532

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www.wiscorealestate.com

Built By: www.crebuilder.com

JG LLC
5.250

TALLARD

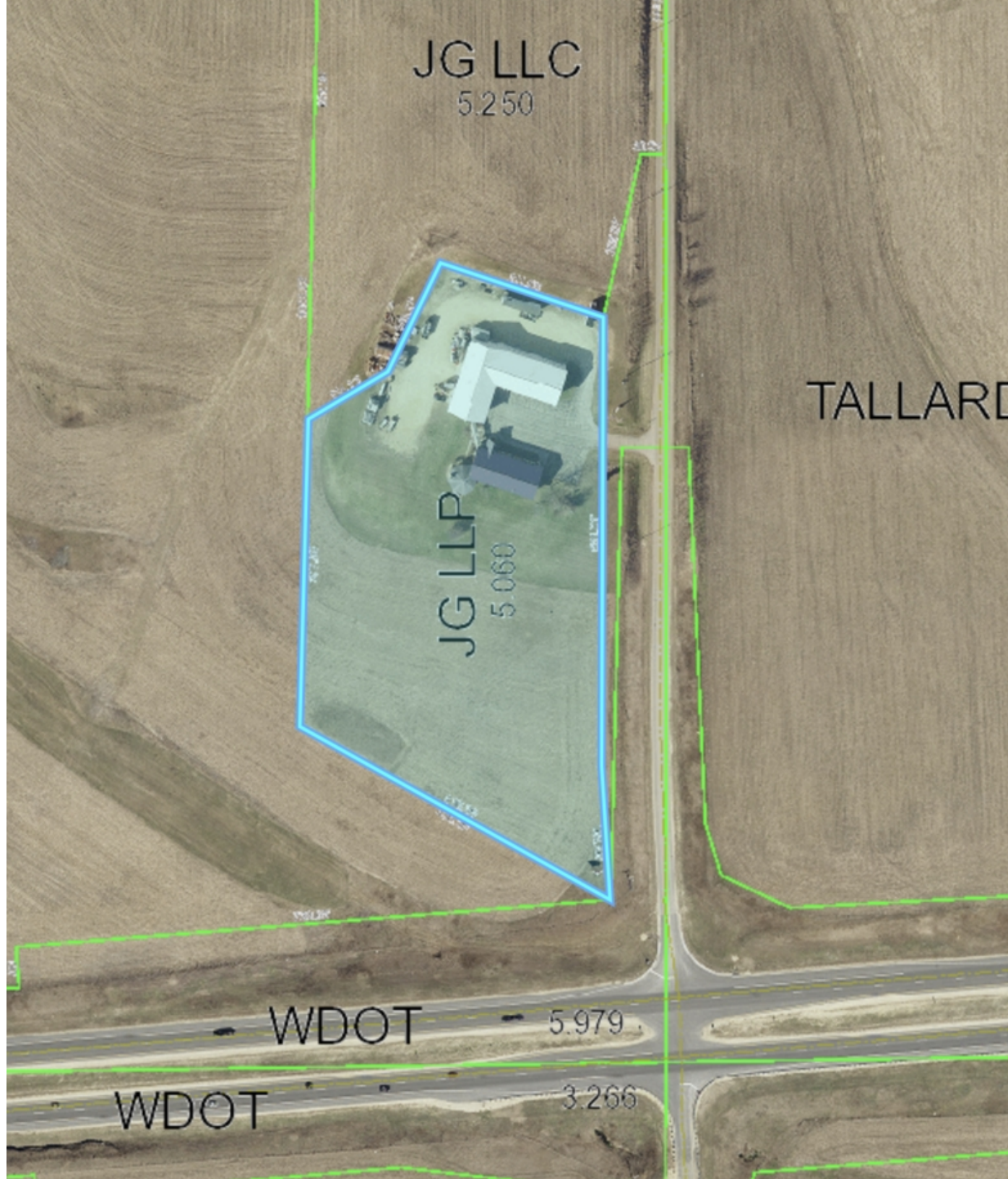
JG LLP
5.060

WDOT

5.979

WDOT

3.266



PROPERTY SUMMARY

Offering Price	\$1,500,000.00
Building SqFt	10,000 SqFt
Lot Size (acres)	5.06
Parcel ID	004-0604.02
Zoning Type	Commercial
County	Iowa
Coordinates	43.011599,-89.844287

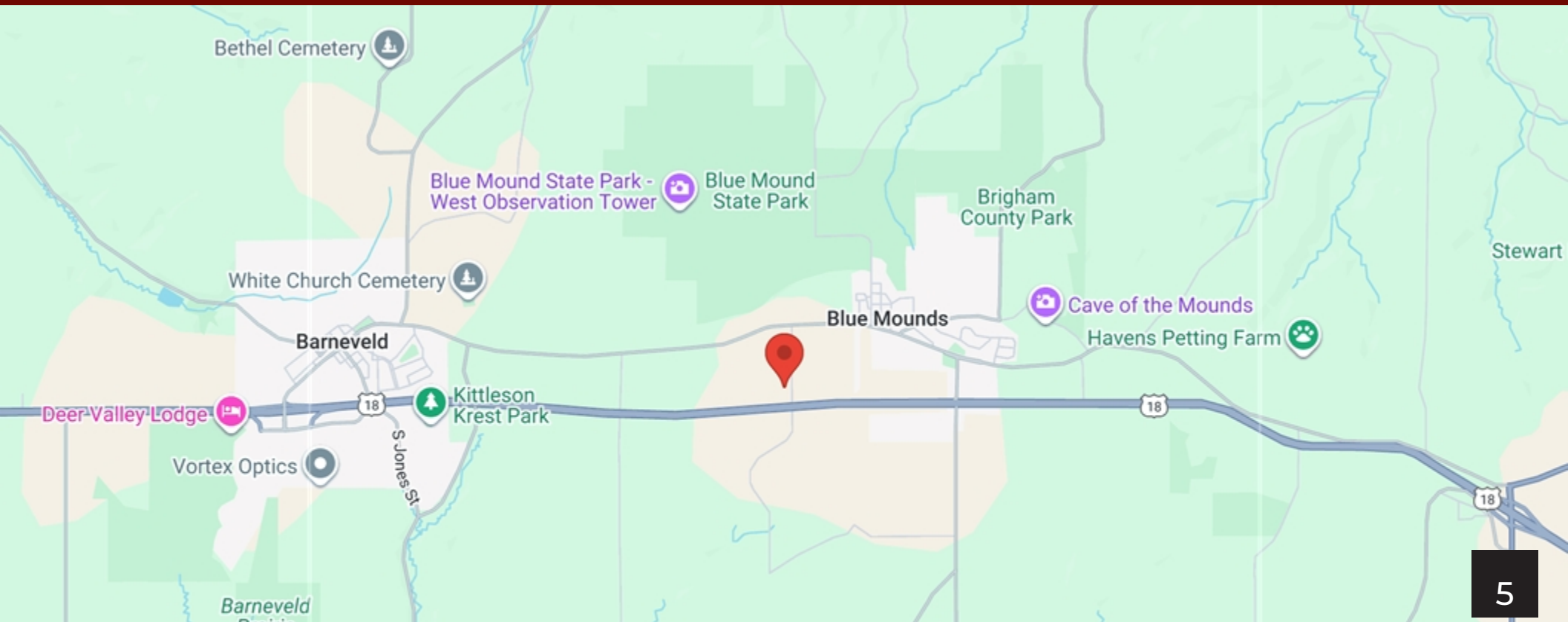
INVESTMENT SUMMARY

Wisco Real Estate Sales is pleased to present this exceptional commercial property with outstanding accessibility and visibility at 16,700 cars per day. Just 22 minutes from Madison with convenient access to Hwy 151 in both directions. Large billboard sign at intersection included. Zoned B2, ideal for construction, contracting, real estate development, automotive, professional services or classic car/toy storage. Ample space for offices, showrooms, and operational facilities. Includes two buildings, an office with over 4,000 sq ft, fully remodeled in 2009 and a shop with over 6,700 sq ft and 7 large overhead doors. Seller willing to split the 5.06 acre parcel between the buildings and would also consider sale of an additional 5.01 acre parcel to the North. Priced less than half the cost to build new.



INVESTMENT HIGHLIGHTS

- Signage opportunities visible along a high-traffic road at 16,700 cars per day
- 4070 E Brigham Rd, Blue Mounds, WI 53517 is being offered at \$1,500,000.00.
- Priced Well Below Replacement Cost.
- Excellent Owner/Operator Opportunity for any Number of Business Types.
- Two Buildings, an office and a warehouse/shop.
- Owner would consider condo split between the two buildings.
- 5 Acre parcel to North is also negotiable.





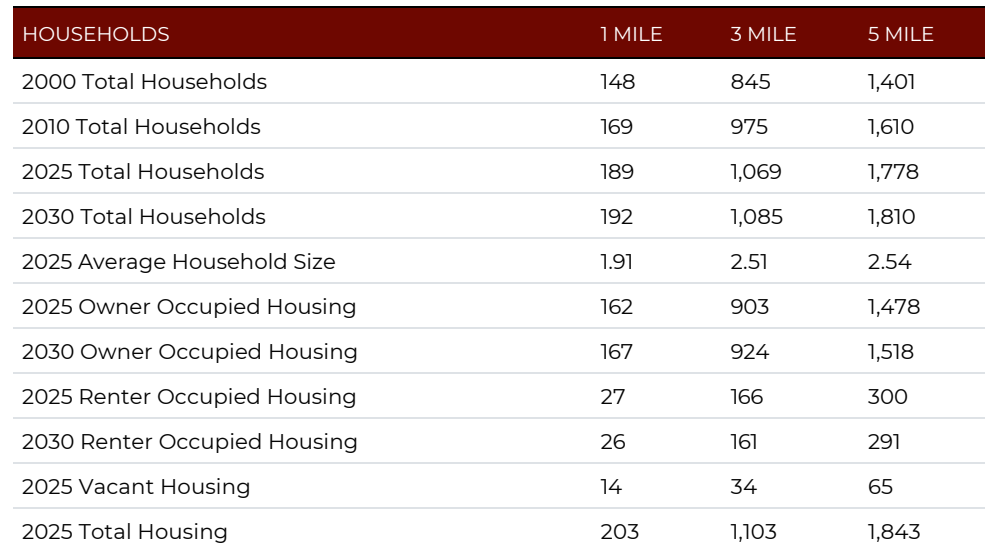
LOCATION HIGHLIGHTS

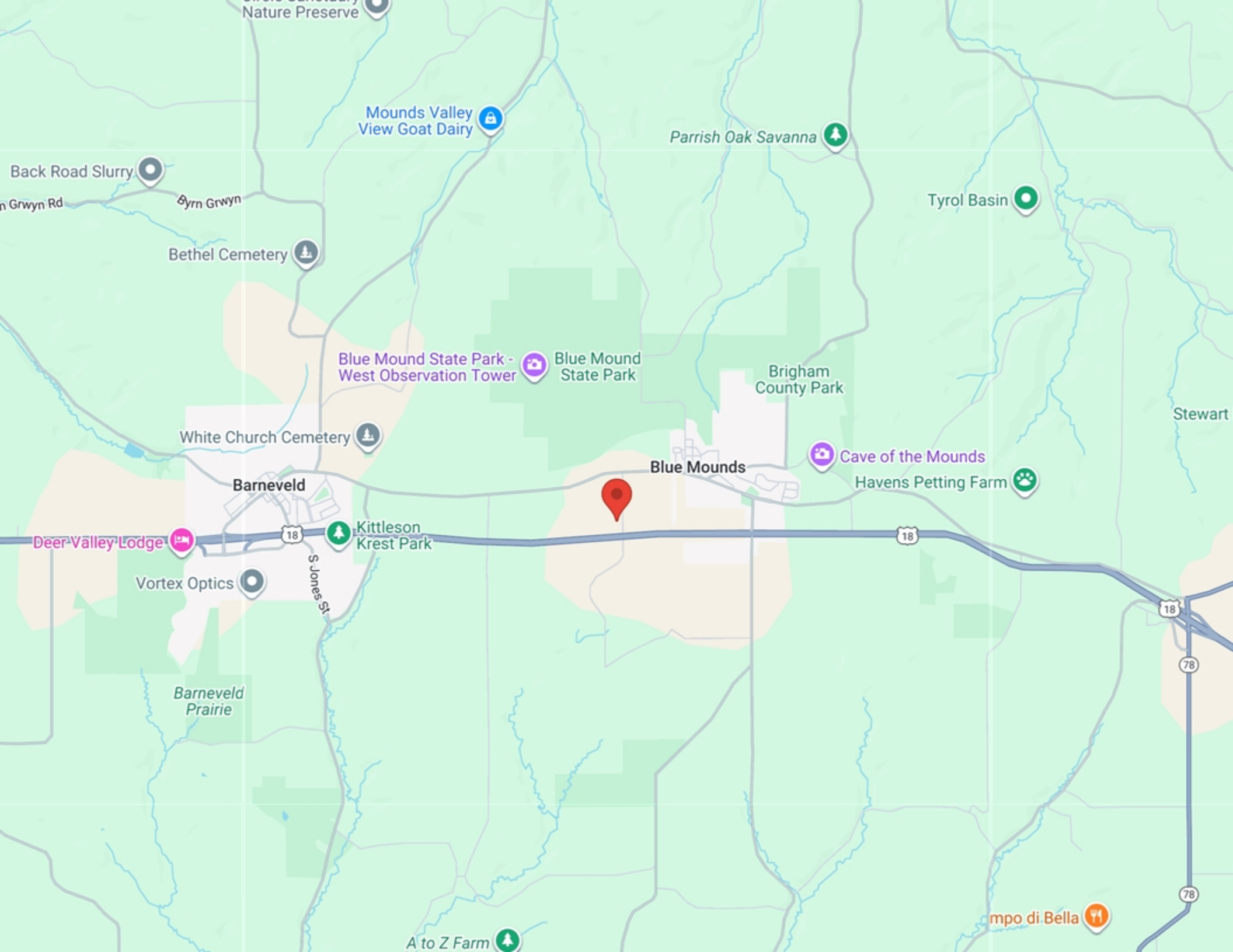
- Excellent Visibility from Highway 151 with direct access both directions.
- Strategically located at the major intersection of Hwy 151 and E Brigham Rd which sees 16,700 cars per day.
- Just 22 minutes from the belt line in Madison.
- Just over the Iowa county line for lower real estate taxes and business friendly municipalities.





2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	9	64	94
\$15000-24999	4	21	35
\$25000-34999	10	39	68
\$35000-49999	15	83	151
\$50000-74999	38	179	281
\$75000-99999	20	131	210
\$100000-149999	31	210	362
\$150000-199999	22	147	250
\$200000 or greater	41	195	327
Median HH Income	\$ 100,000	\$ 102,947	\$ 105,608
Average HH Income	\$ 145,270	\$ 133,909	\$ 136,214





Nature Preserve

Mounds Valley
View Goat Dairy

Parrish Oak Savanna

Tyrol Basin

Blue Mound State Park -
West Observation Tower

Blue Mound
State Park

Brigham
County Park

Stewart

White Church Cemetery

Blue Mounds

Cave of the Mounds

Havens Petting Farm

Barneveld

Deer Valley Lodge

18

S Jones St

Kittleson
Krest Park

18

Vortex Optics

Barneveld
Prairie

18

78

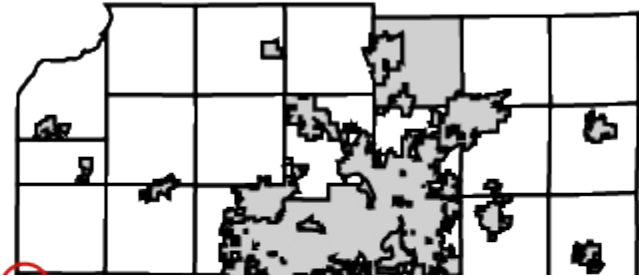
78

A to Z Farm

Smpo di Bella

ABOUT BLUE MOUNDS

Blue Mounds is a village in Dane County, Wisconsin, United States. As of the 2020 census, the village had a population of 950. The village is adjacent to the Town of Blue Mounds, and is part of the Madison metropolitan area.



CITY OF BLUE MOUNDS

AREA

CITY	0.9 SQ MI
LAND	0.9 SQ MI
ELEVATION	1276 FT

POPULATION



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DETAILS.**