



THE ROGERS

103 E Maple Ave & 125 N Spring St
BeaverDam, WI 53916

PROPERTY HIGHLIGHTS

Welcome to The Rogers Apartments, a historic gem in the heart of downtown Beaver Dam. Built in 1928 as a hotel, this beautiful building has been restored and transformed into 63 units (13 apartments, 19 efficiencies and 31 sleeping rooms), several common areas and commercial spaces. The original lobby and parlor have been preserved, giving residents a glimpse into the grandeur of the past. Previous large kitchen/banquet hall seats over 100 people. The fifth floor has a large shared kitchen. The fourth floor has coin laundry. There are multiple 'open' spaces throughout the floors that could be added to an adjacent room/apartment giving multiple options! Majority of the commercial kitchen equipment has been removed. The previous restaurant space and the lower level have great leasing potential for a 'value add' opportunity. In 1989, The Rogers Apartments was registered with the National Register of Historic Places.

The adjacent building at 125 S Spring Street is included in the sale; Beaver Dam Floral is the tenant. There are four 1-bedroom apartments adding to this investment opportunity! 2nd parcel is 206-1114-0421-092

PURCHASE PRICE:
\$2,950,000

Land Size: 21,780.00 Sq. Ft.
Property Size: 54,630 Sq. Ft.
Year Built: 1928



15,867
POPULATION

\$54,115
MEDIAN
HOUSEHOLD
INCOME

92%
SOME
COLLEGE
OR MORE

634
TOTAL
BUSINESSES

Beaver Dam, WI

