

Commercial Building for Sale



219 S Main St &
117 W Reynolds St
Cottage Grove WI 53527



Presented By:

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Table of Contents



Property Summary	1
Property Description	2
Income & Expenses	3
Floor Plans	4
Apartment Photos	7
Building Photos	11
Aerial Map	13
Location Map	14

EXCLUSIVE AGENT

Madison Commercial Real Estate LLC ("Owner's Agent") is the exclusive agent for the Owner of 219 S Main St & 117 W Reynolds St, Cottage Grove WI ("Property"). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agent for the Owner are:

Mike Herl, SIOR

608-212-4623

Mike.herl@madisoncommercialre.com

Kurt Malueg

608-898-0691

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Property Summary

219 S Main St & 117 W Reynolds St Cottage Grove WI 53527



Property Summary

Sale Price	\$1,600,000
Lot Size	.611 acres
Total Building Size	17,288 sf
Office	± 6,000 sf
Apartments	± 4,288 sf
Warehouse	± 7,000 sf
Years Built	1915
Parcel No.	0711-162-6002-1 0711-162-6034-6
2024 Assessment	\$1,008,000
2024 Taxes	\$22,625
Shape	Irregular
Zoning	PB Planned Business
Electrical	Alliant Energy
Water & Sewer	Municipal

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Property Description

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Property Description

- Fully leased NNN multi-tenant commercial building located along S Main St (County Highway N) and W Reynolds St
- 219 S Main St is a mix of four apartments, retail/office & warehouse spaces
- 117 W Reynolds St is a mix of warehouse & garage spaces
- Buildings 1 & 2 had their shingled roof and siding replaced in 2004
- Buildings 3 & 4 foam roofing sealant and insulation installed in 2020
- Building 5 had the metal roof replaced in 2008
- Building 6's rubber roof was replaced in 2006
- The electrical systems in all buildings were updated in the early 2000s; fuse boxes were replaced with breaker boxes
- There are a total of four furnaces; one was replaced in 2024, the remaining three were replaced in 2005
- Tenants responsible for all utilities
- 77% of the property taxes and insurance is covered by Tenants



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Income & Expenses

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	Current
Income	
Multi Family Income	\$58,200
Commercial Income	\$120,000
Gross Income	\$178,200
Annual Expenses Paid by Owner	
219 Property Taxes	\$3,327
219 & 117 Insurance	\$1,754
Snow Removal	\$590
Cleaning	\$600
Total Expenses	\$6,271
NOI	\$171,929

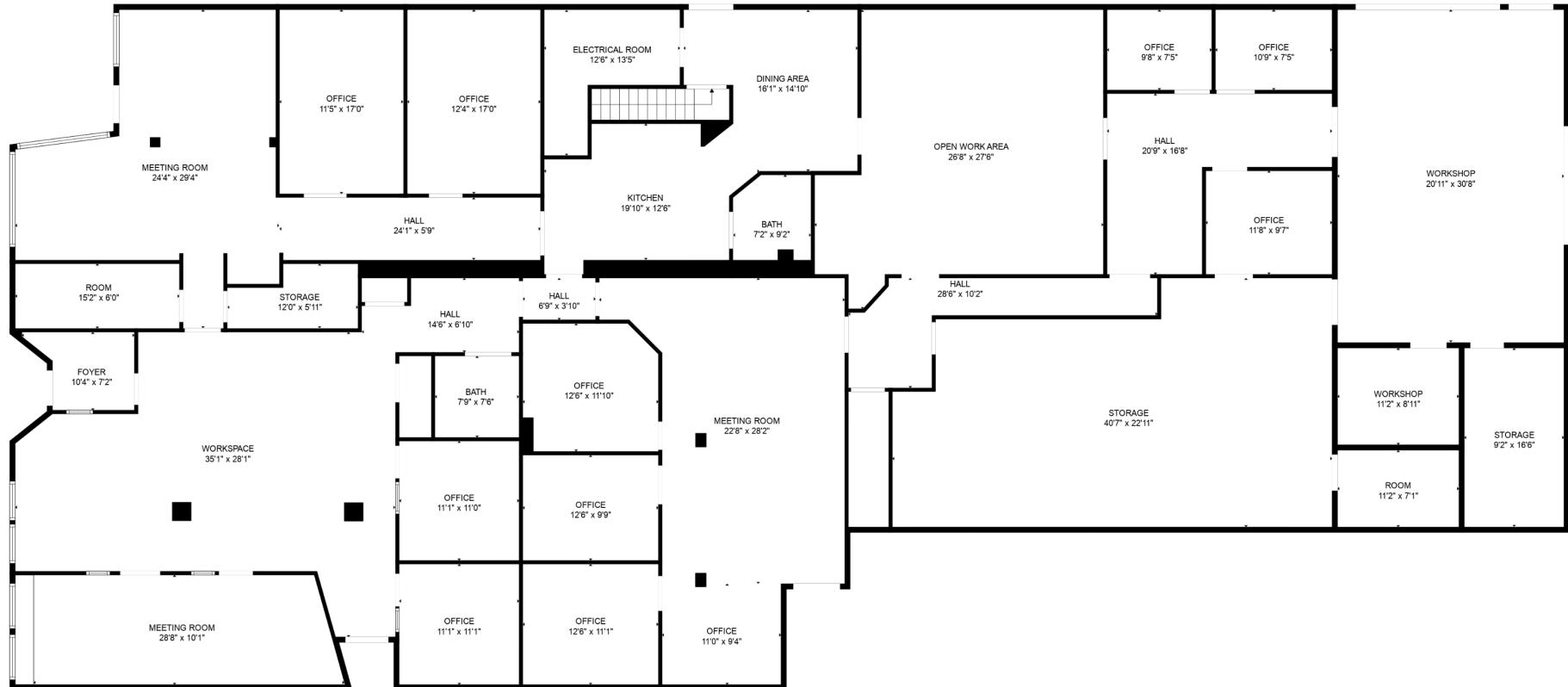
*Market assumes \$4 PSF for warehouse and \$9 PSF for office/retail

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Floor Plan – 1st Floor Space

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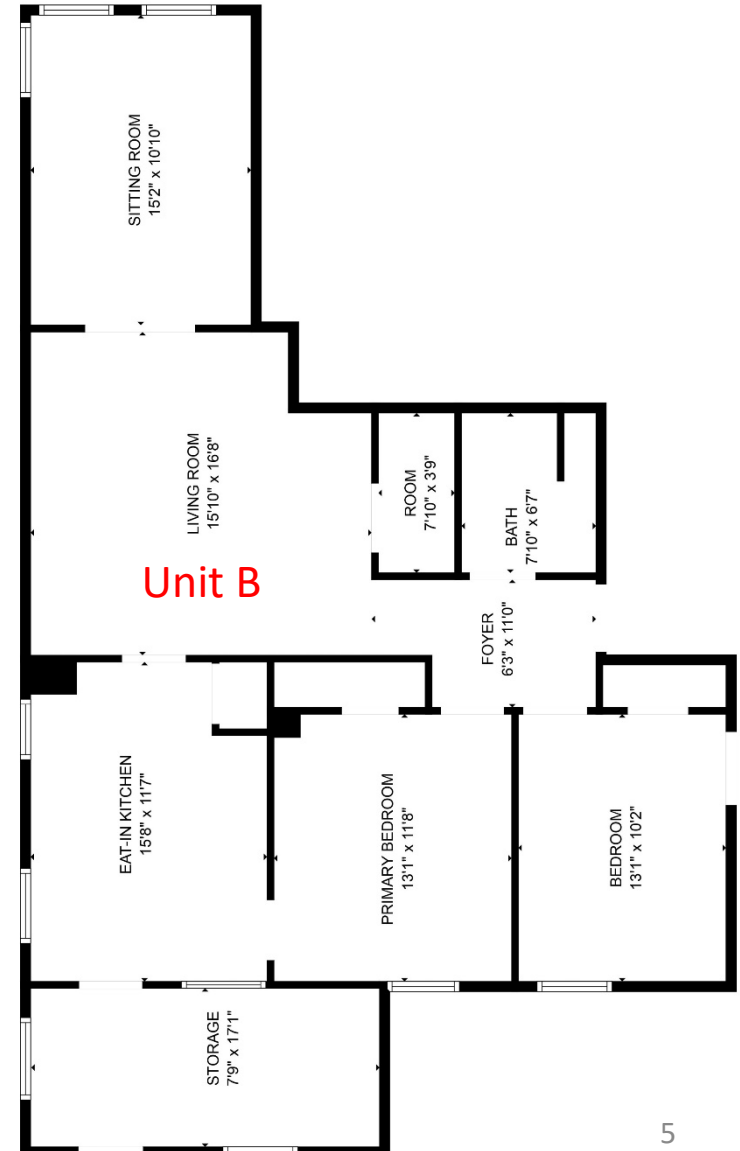
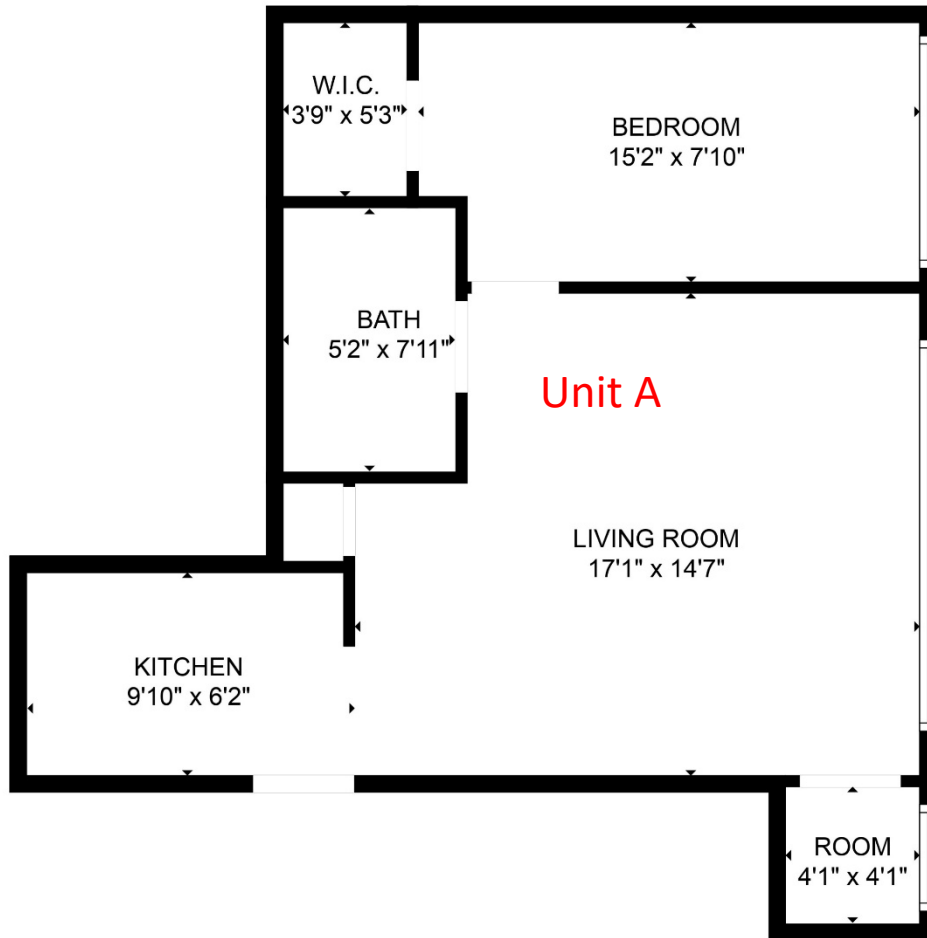


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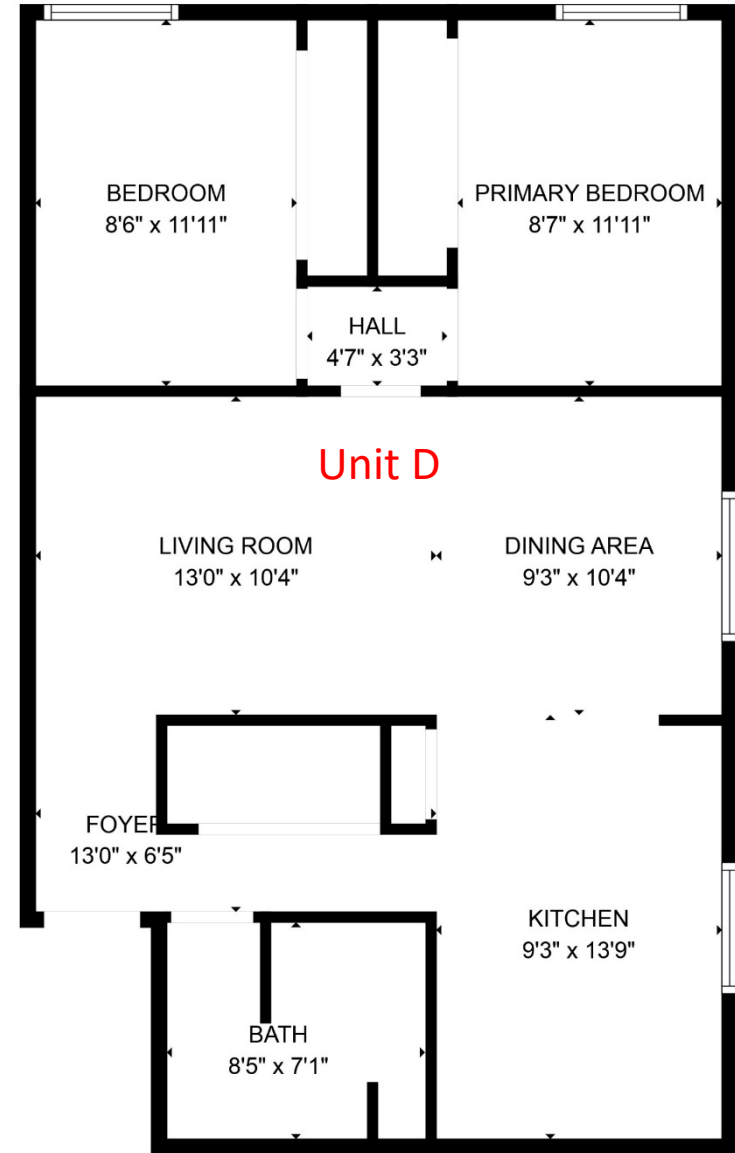
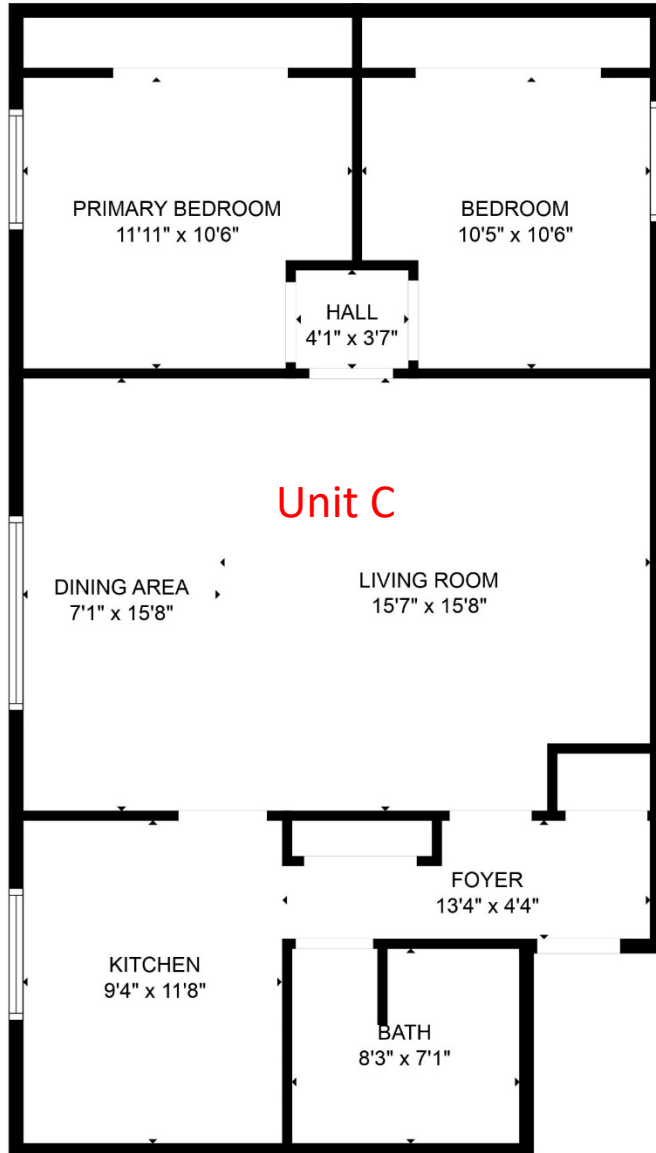
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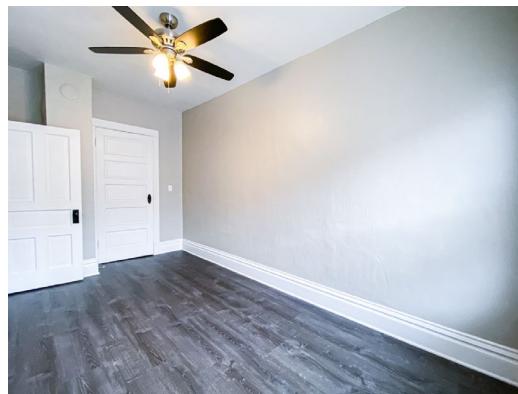
Floor Plan – 1st Floor Space

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Unit A Apartment (taken after renovation)

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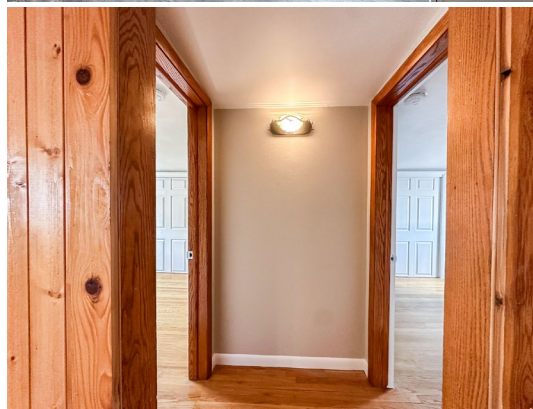
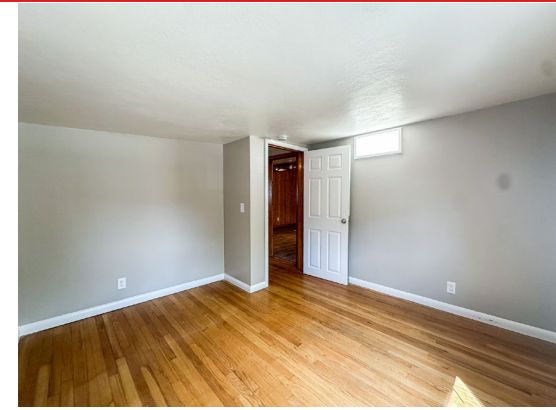
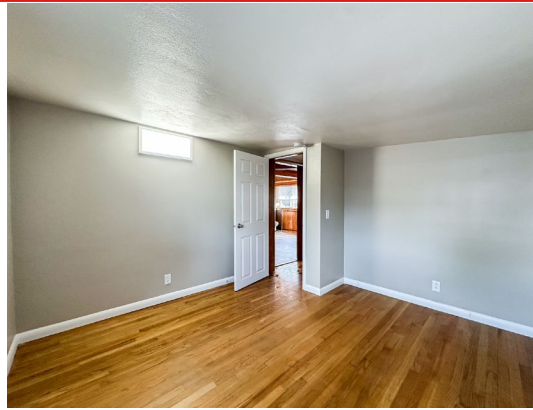
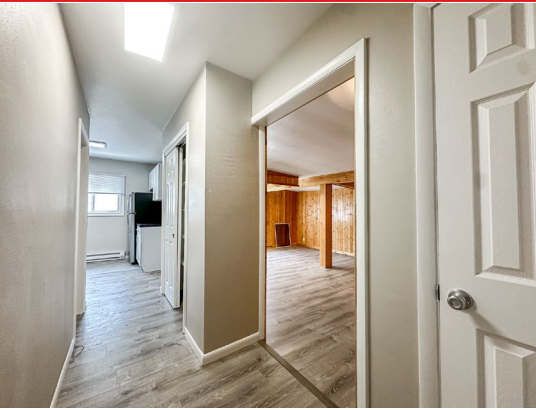
Unit B Apartment (taken after renovation)

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Unit C Apartment (taken after renovation)

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Unit D Apartment (taken after renovation)

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Building Photos

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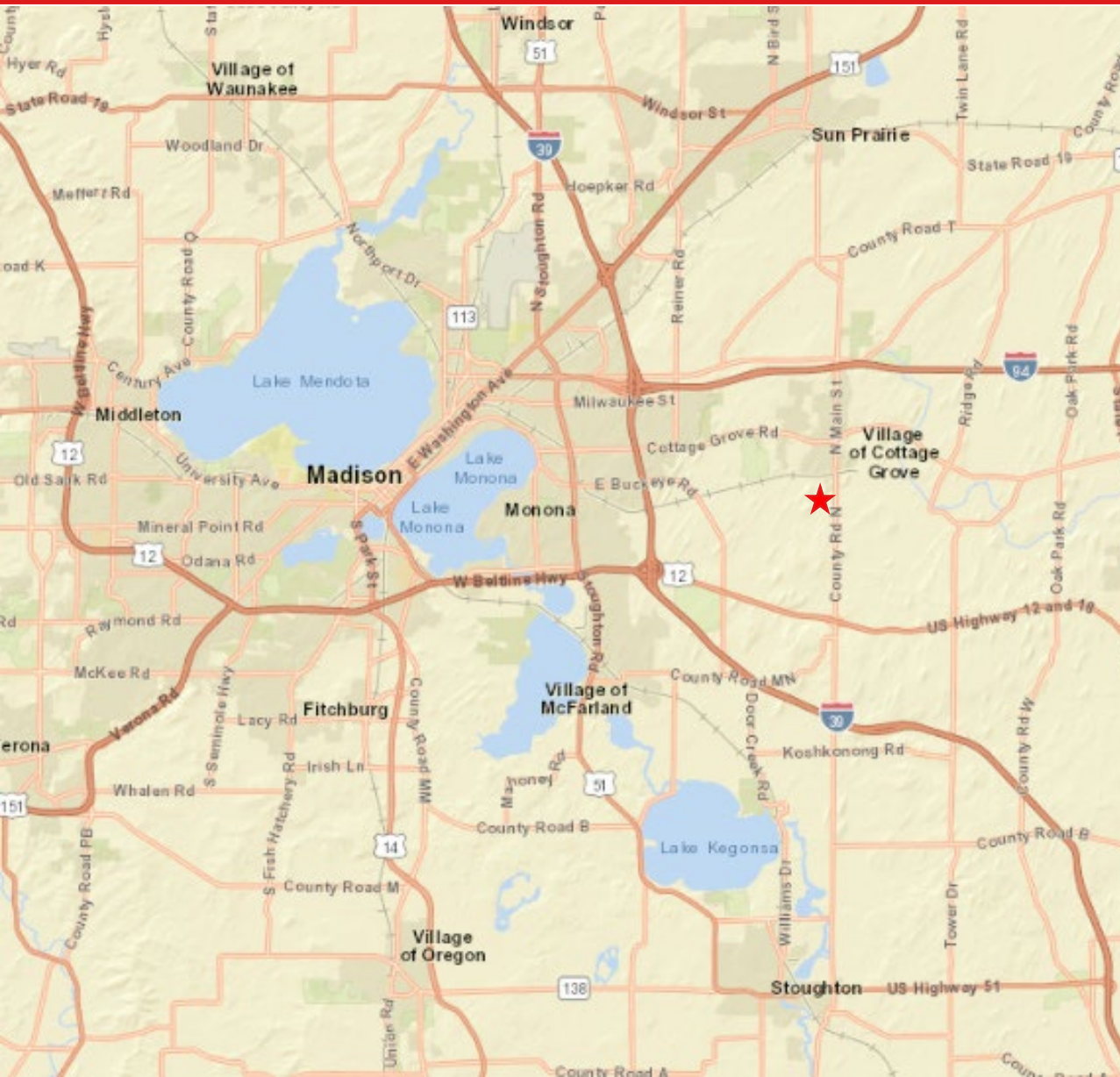
Aerial Map

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Location Map

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<u>Location</u>	<u>Distance</u>
Interstate 94	3 miles
Interstate 90	7 miles
Airport	12 miles
Near East Madison	10 miles
Downtown Madison	15 miles
Janesville	33 miles
Milwaukee	70 miles