

# Development Opportunity

5430 Commercial Ave  
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 5430 Commercial Ave, Madison, Wisconsin (“Property”). Please contact us if you have any questions.

**DESIGNATED AGENT**  
The designated agent for the Owner are:

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# Property Summary

5430 Commercial Ave, Madison WI 53704



## Property Summary

Sale Price	\$897,000
Lot Size	.986 acres
Parcel #	0810-344-1807-1
Shape	L Shaped
Topography	Level
Zoning	SR-VI
Proposed Zoning	NMX
Sewer	Municipal
Gas & Electric	MG&E
Co-Broke Commission	2%



# Property Description

5430 Commercial Ave, Madison WI 53704



## Offering Information:

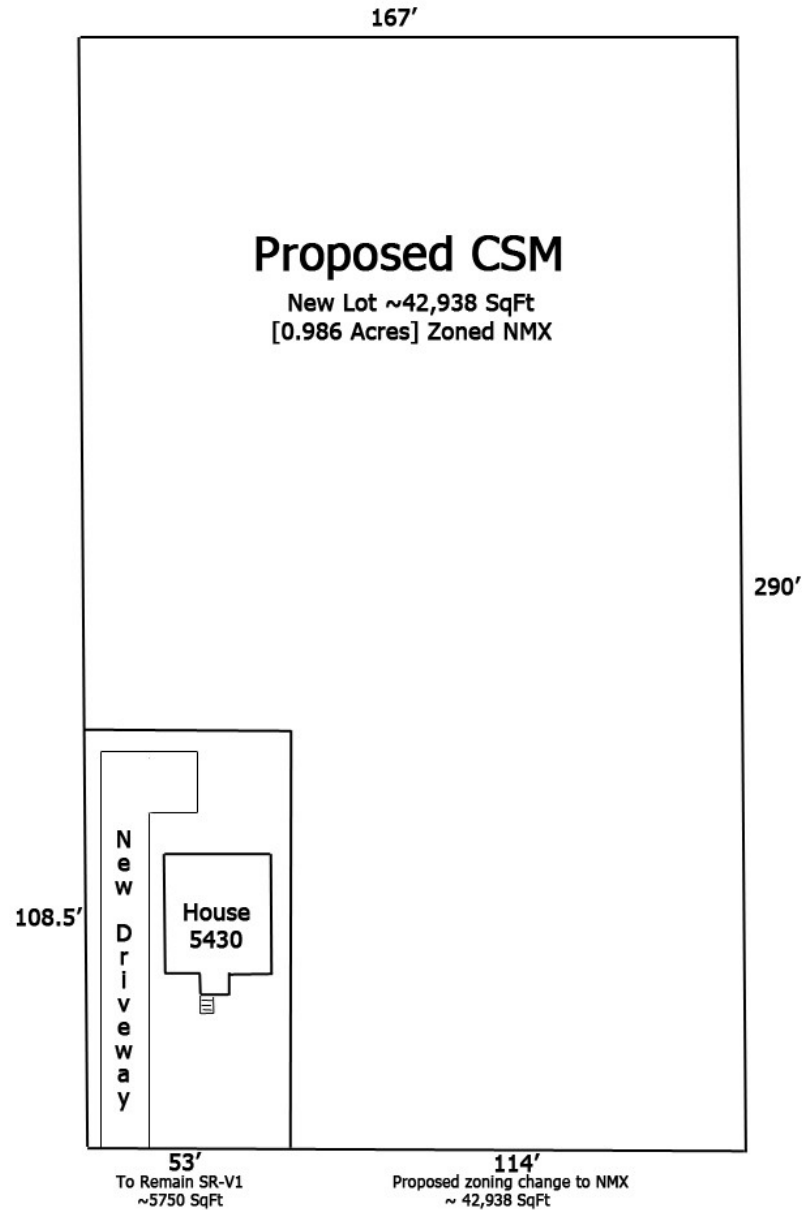
- Future land use under the Northeast Area Plan to be Neighborhood Mixed Use (NMU)
- NMX zoning allows for up to 70 units per acre
- Proposed design concept features a 3-story building, 69 residential units, 1 street-facing retail space and 80 on-site parking stalls
- Existing paved access from Commercial Ave
- Level lot with excellent drainage
- Easy access to the Eastside of Madison, Sun Prairie, and the new Amazon Distribution Center (4.5 miles), Cottage Grove
- Farmhouse not part of sale
- Seller reserves the right to remove all interior and exterior from the barn structure prior to closing
- Shared well agreement with The Eagle Crest Bar
- Income from the Well located on this property could potentially allow it to be purchased as a replacement property in a 1031 exchange

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# Proposed CSM

5430 Commercial Ave, Madison WI 53704



# Concept Plan – Example Only

5430 Commercial Ave, Madison WI 53704





# Concept Plan – Example Only

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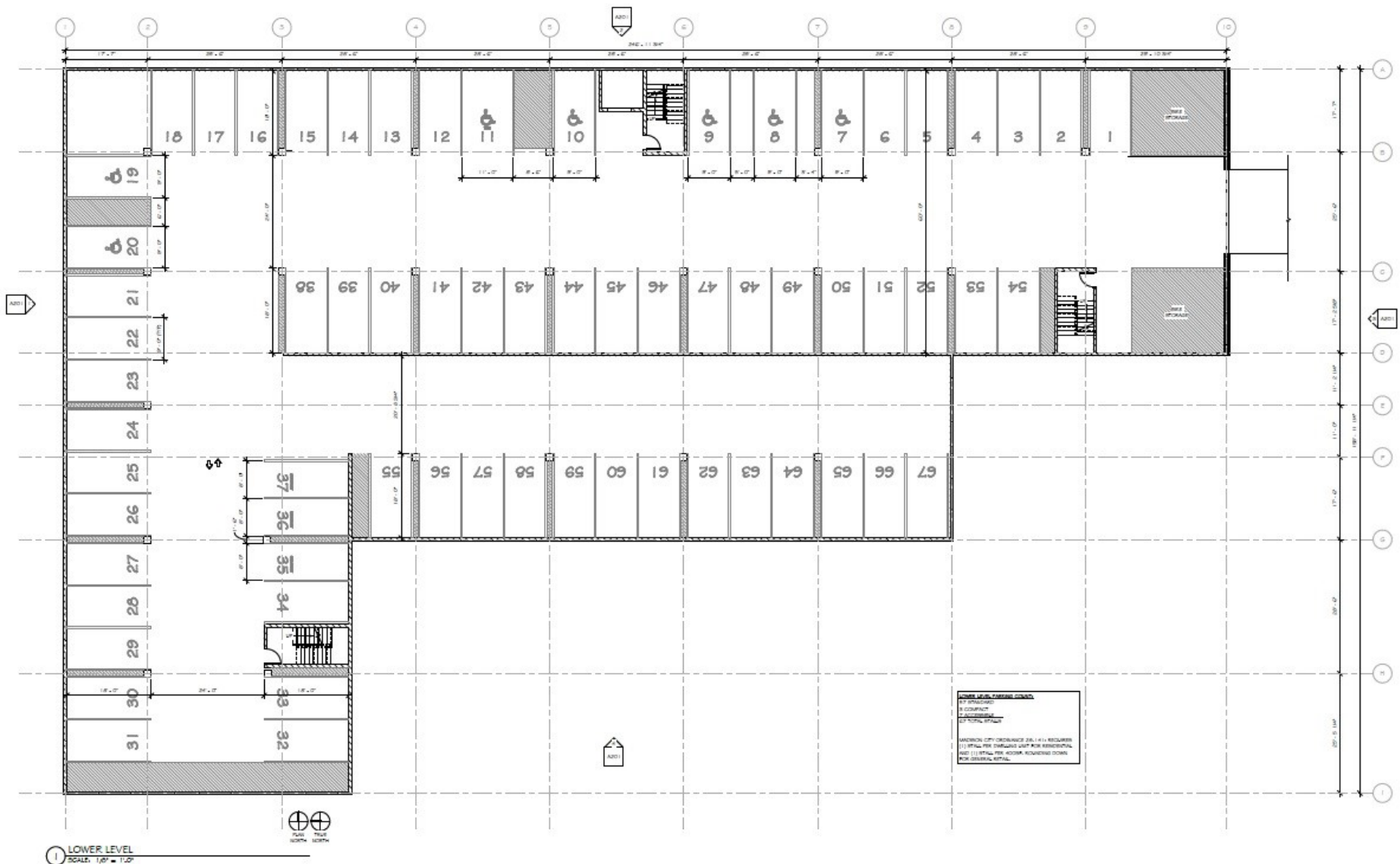
① LOOKING NE 3D VIEW  
SCALE



② LOOKING SW 3D VIEW  
SCALE

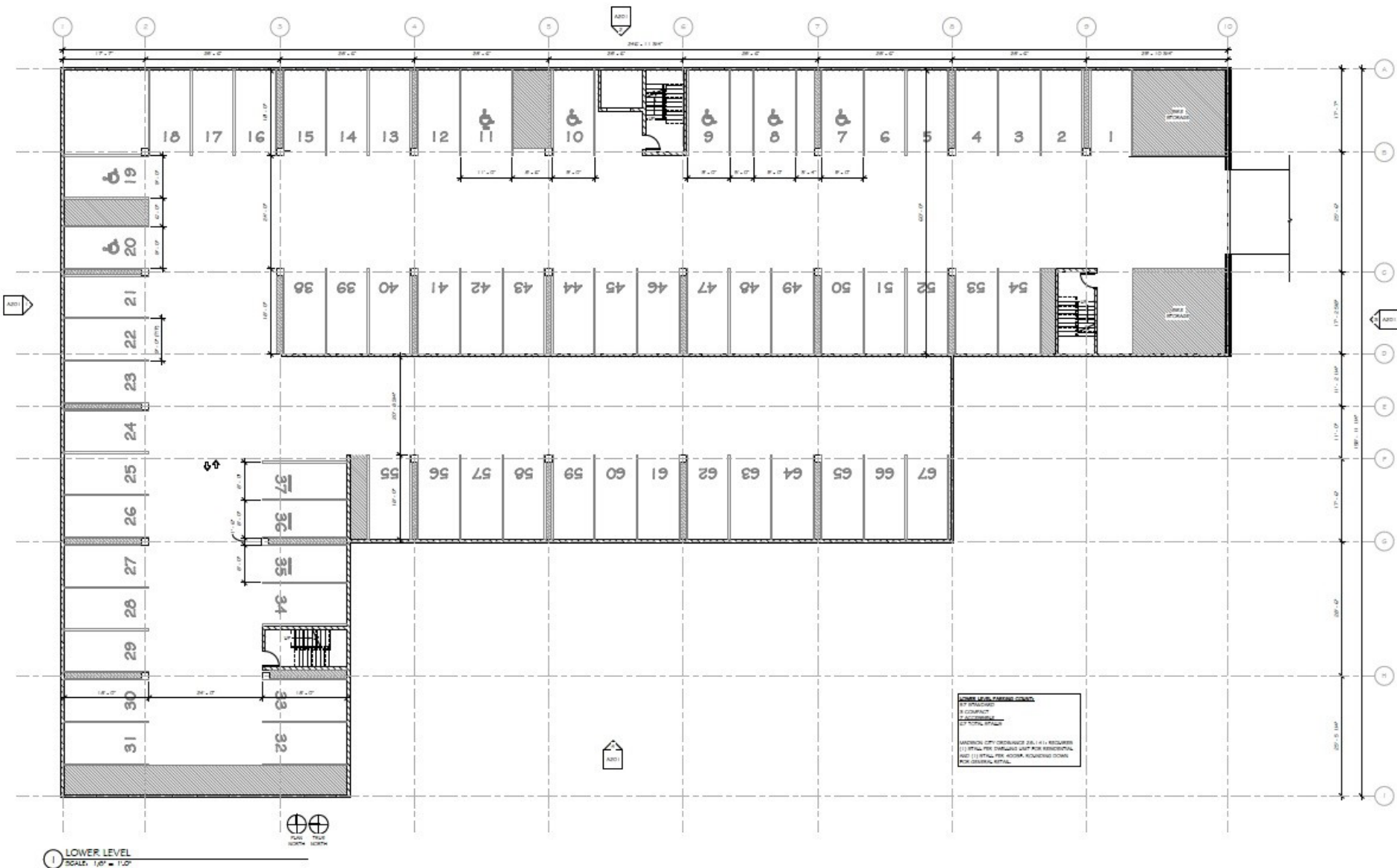
# Concept Plan – Example Only

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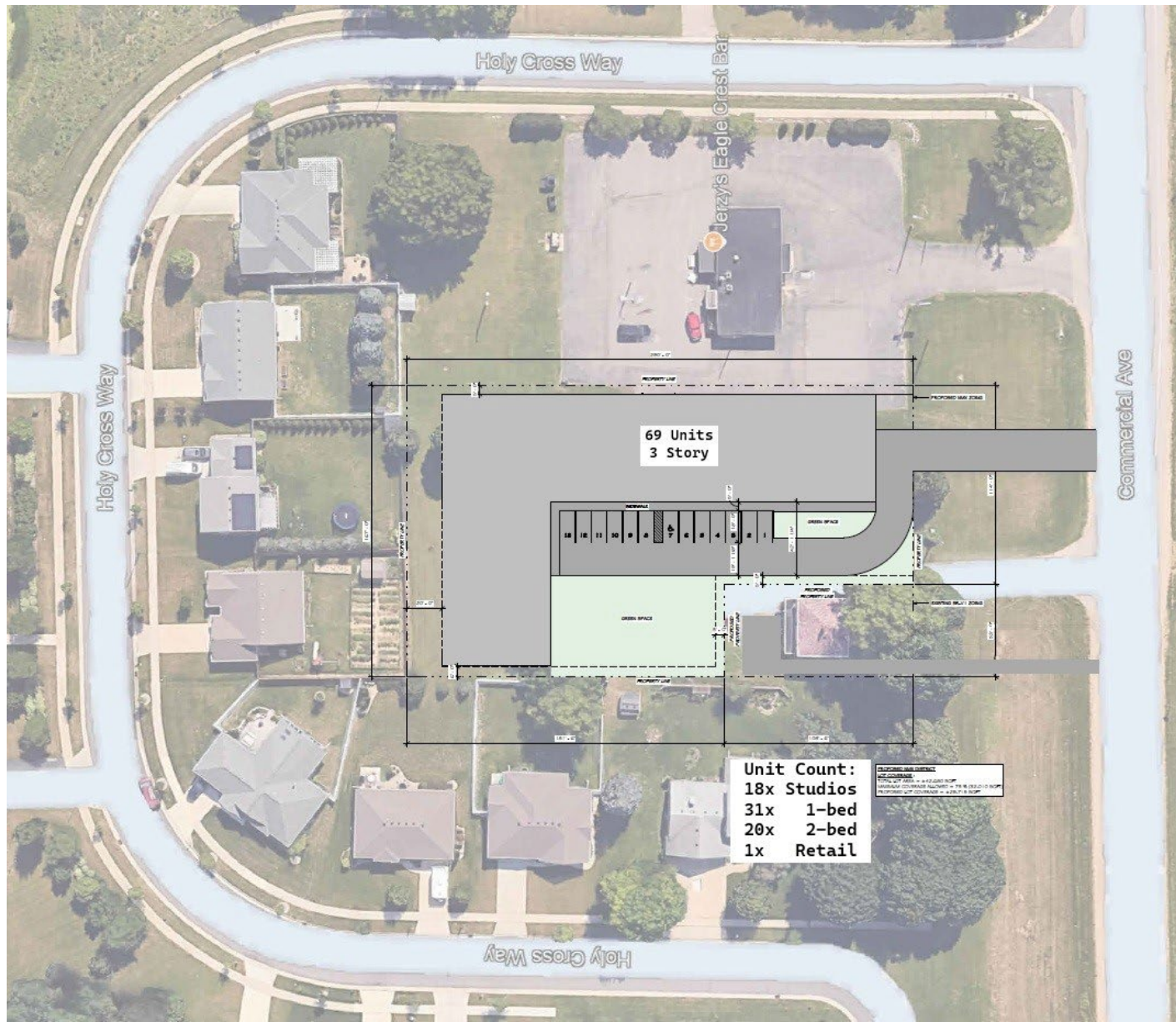


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# Concept Plan – Example Only

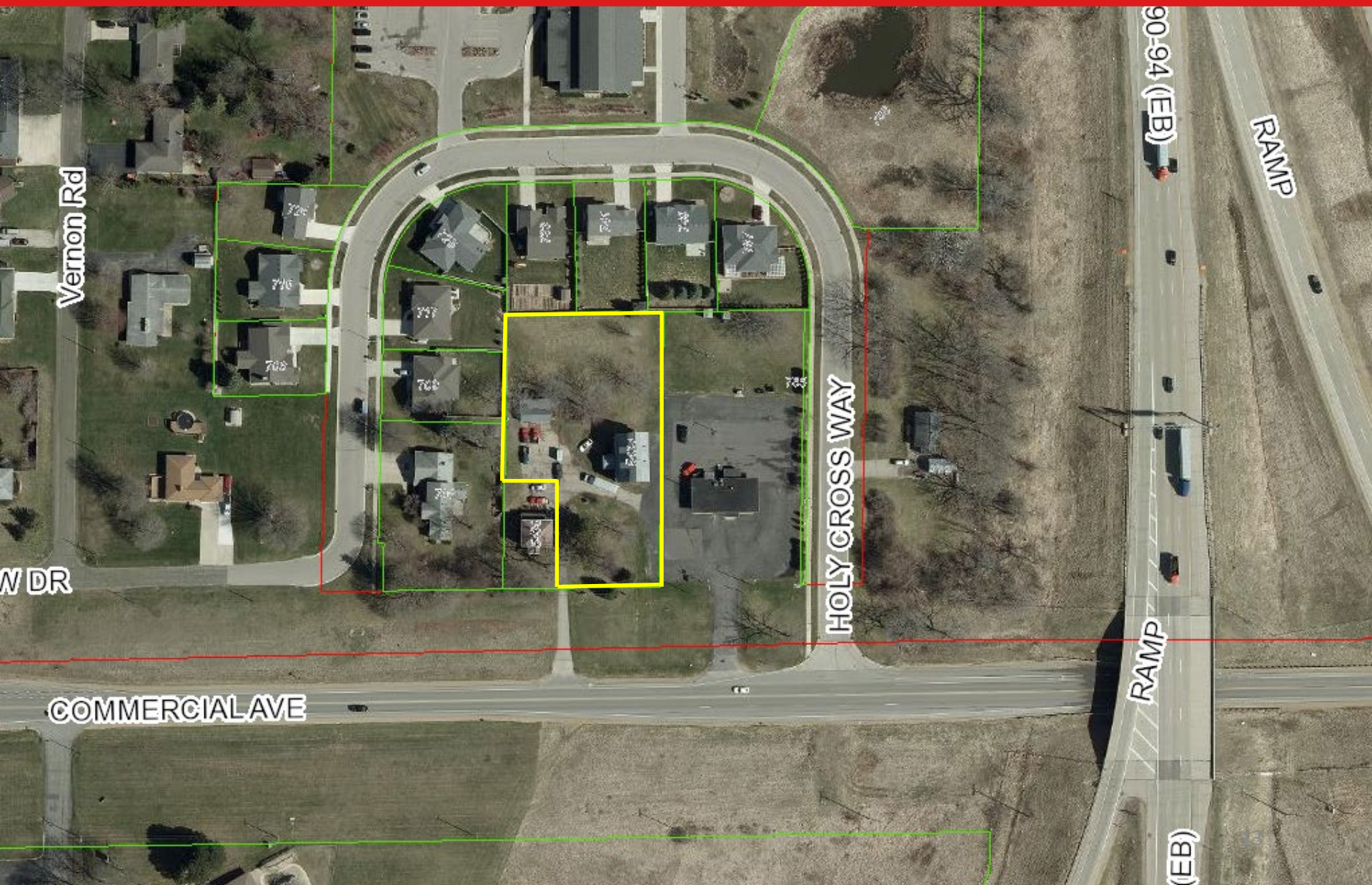
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# Aerial Map

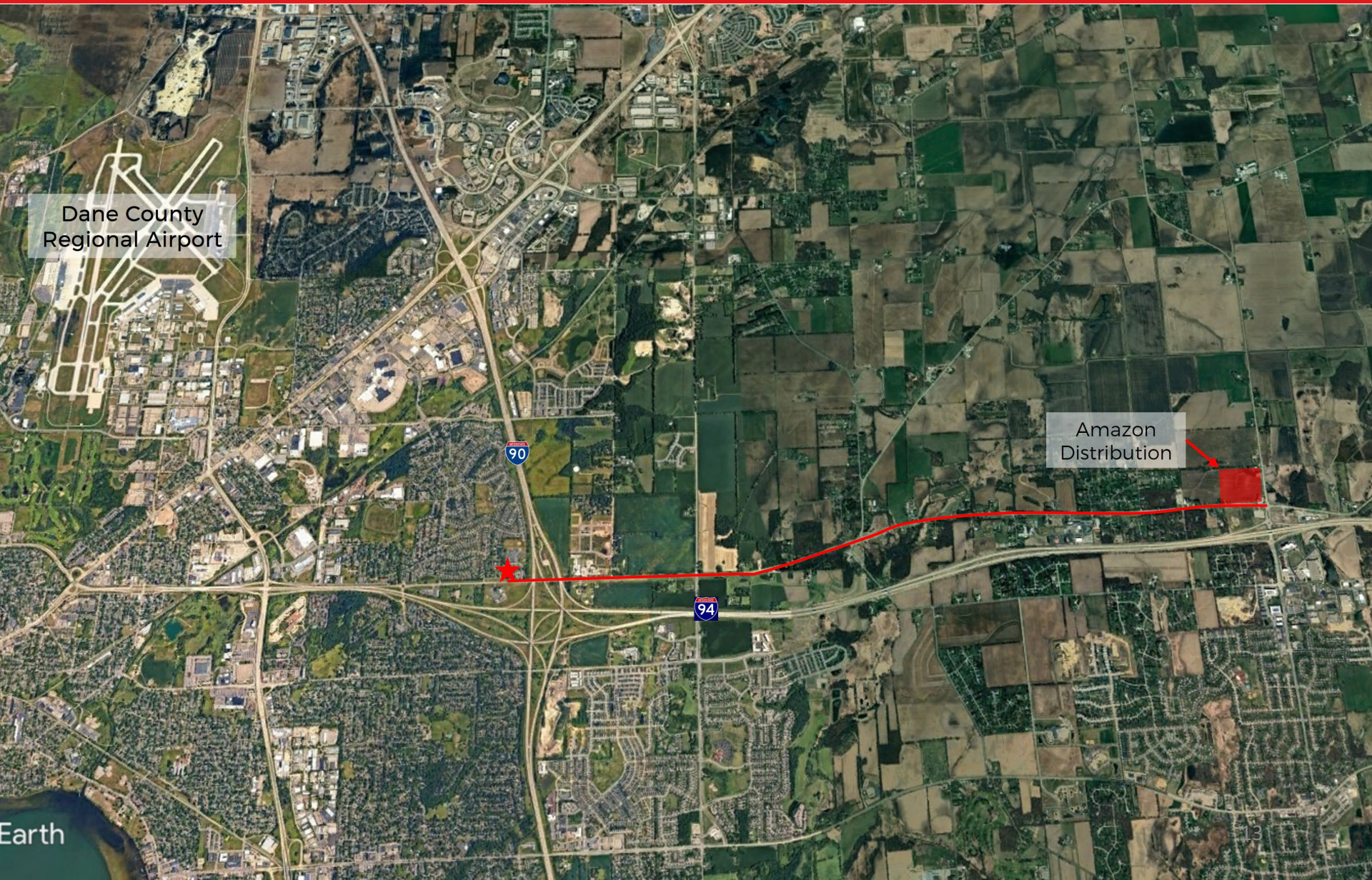
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# Aerial Map – Panned Out

5430 Commercial Ave, Madison WI 53704



Dane County  
Regional Airport

Amazon  
Distribution