

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:

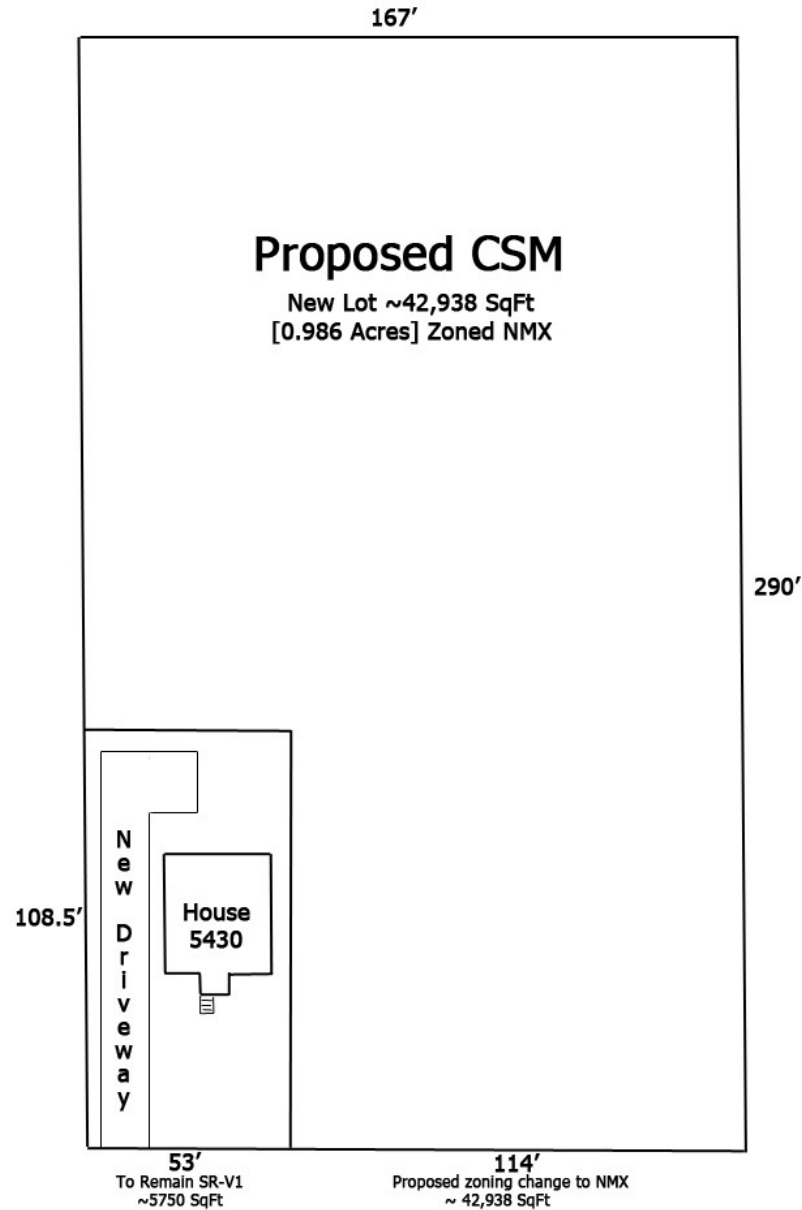
- Future land use under the Northeast Area Plan to be Neighborhood Mixed Use (NMU)
- NMX zoning allows for up to 70 units per acre
- Proposed design concept features a 3-story building, 69 residential units, 1 street-facing retail space and 80 on-site parking stalls
- Existing paved access from Commercial 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

5430 Commercial Ave, Madison WI 53704



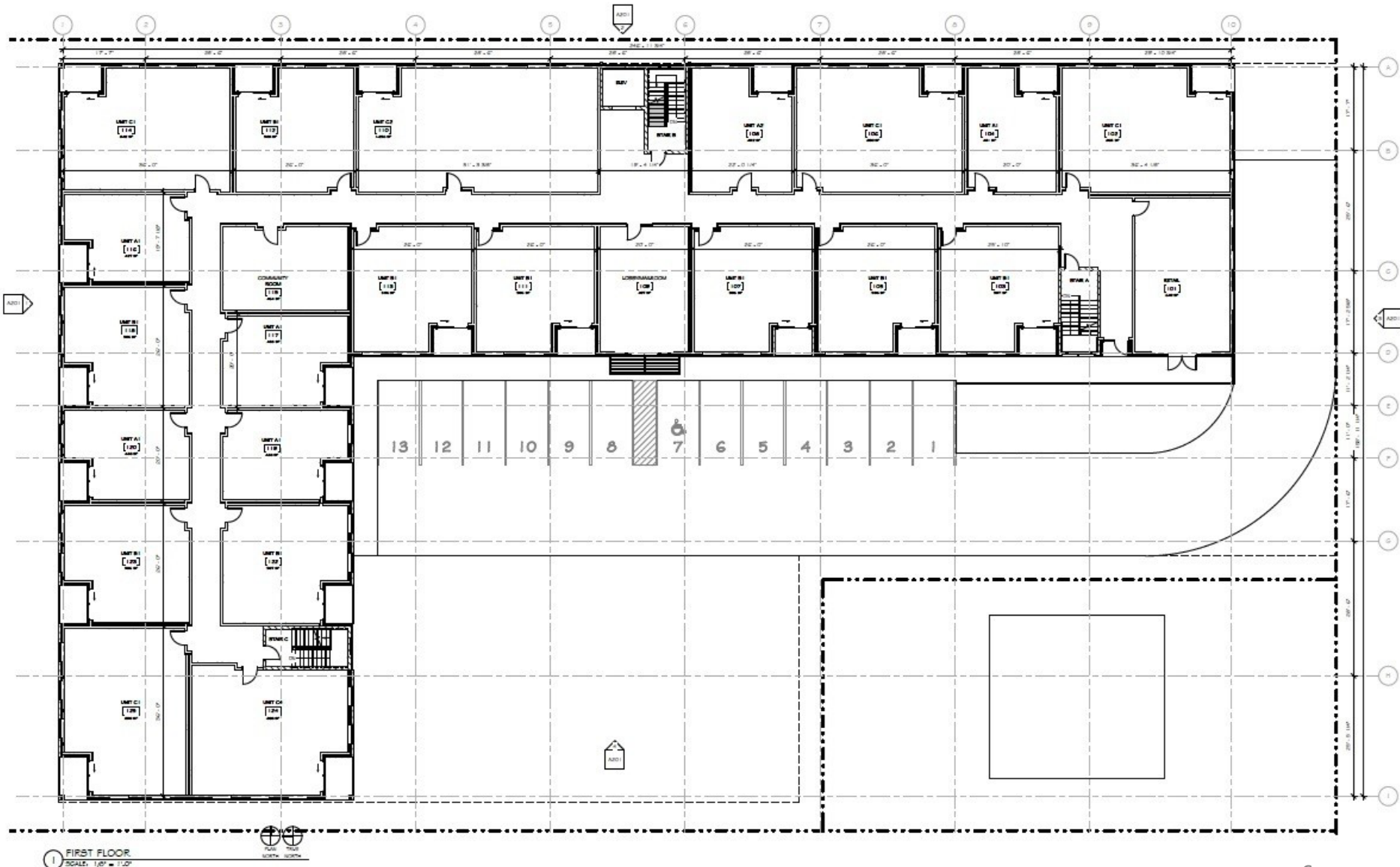
① LOOKING NE 3D VIEW
SCALE



② LOOKING SW 3D VIEW
SCALE

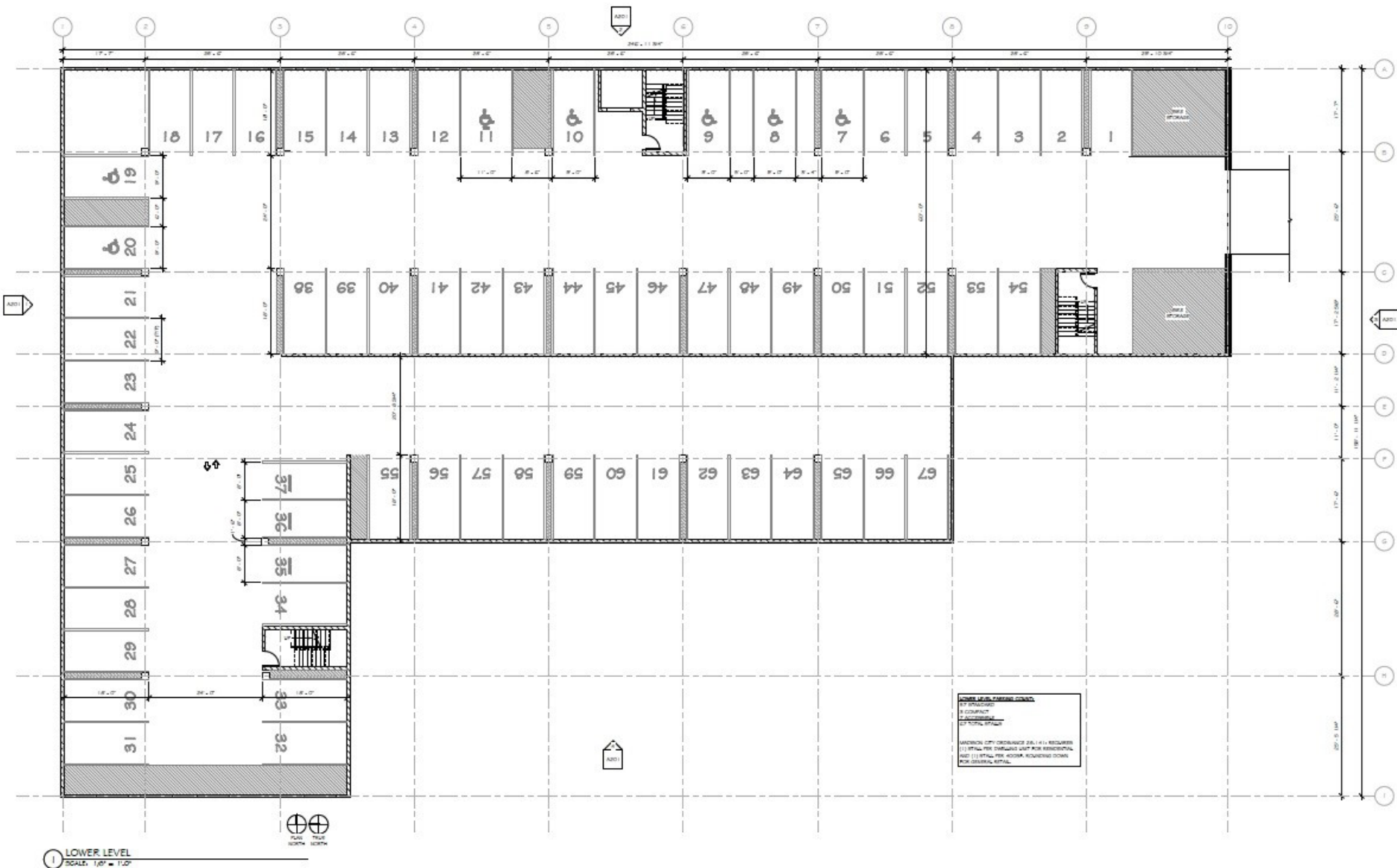
Concept Plan – Example Only

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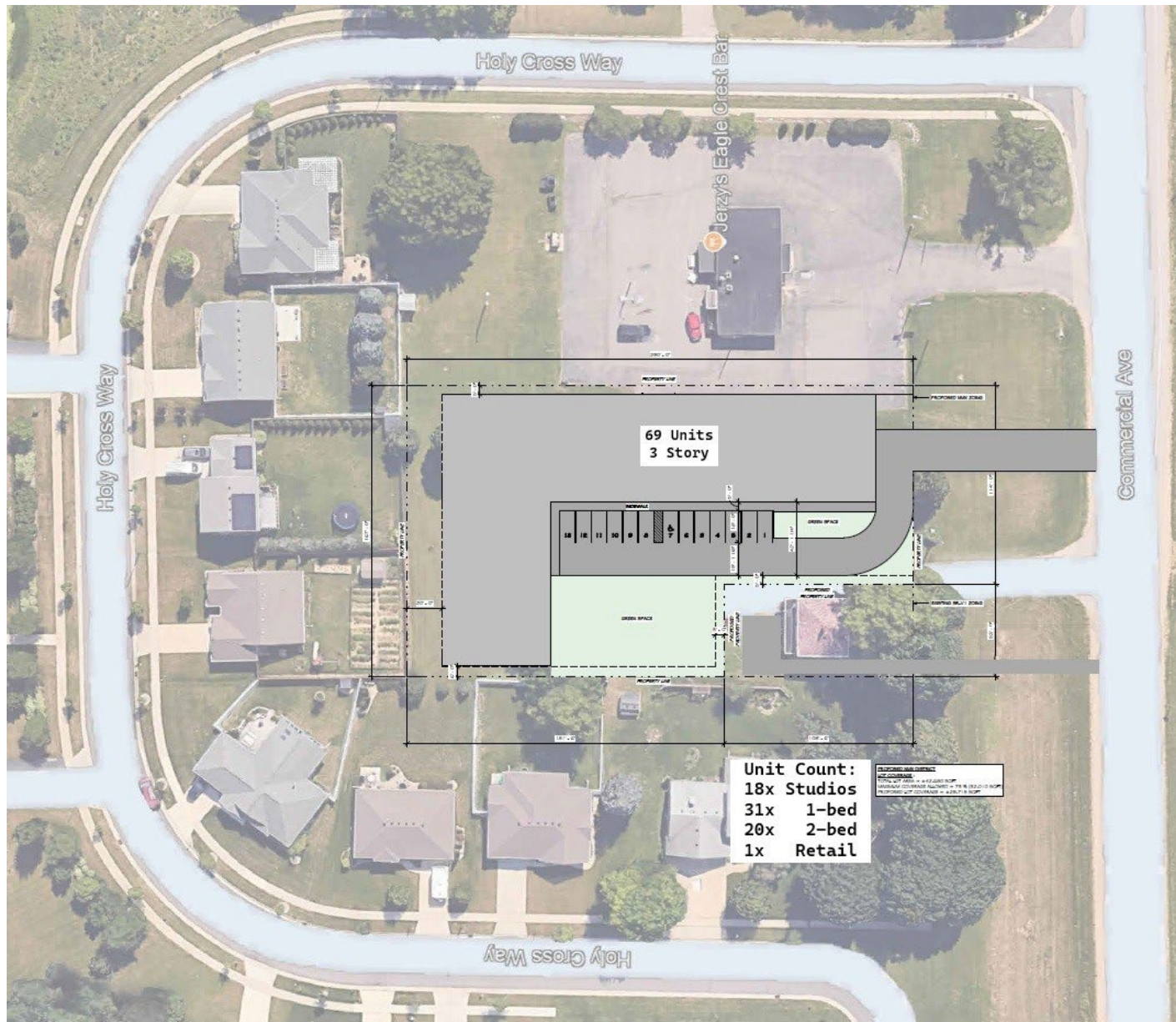
Concept Plan – Example Only

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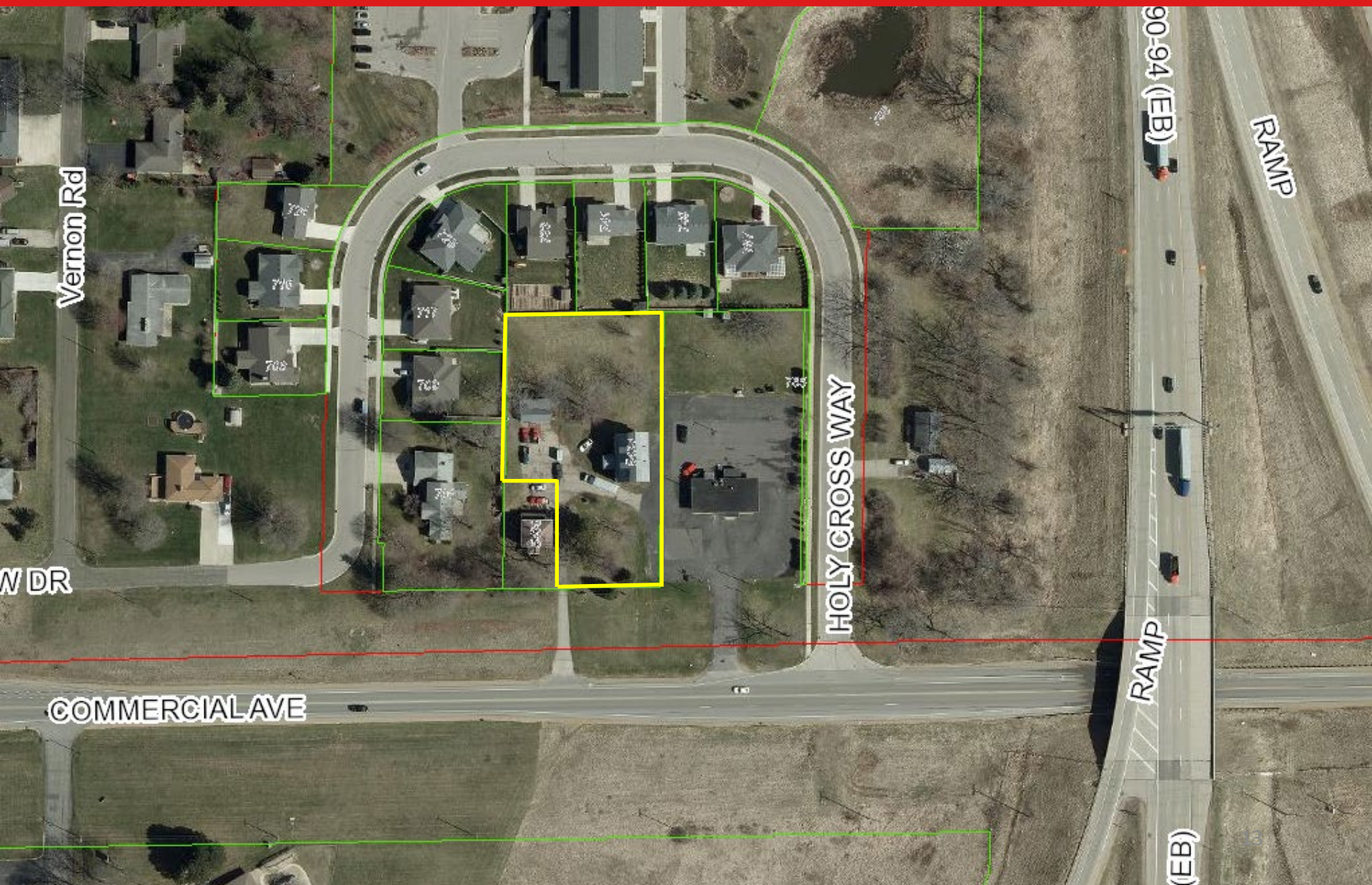
Concept Plan – Example Only

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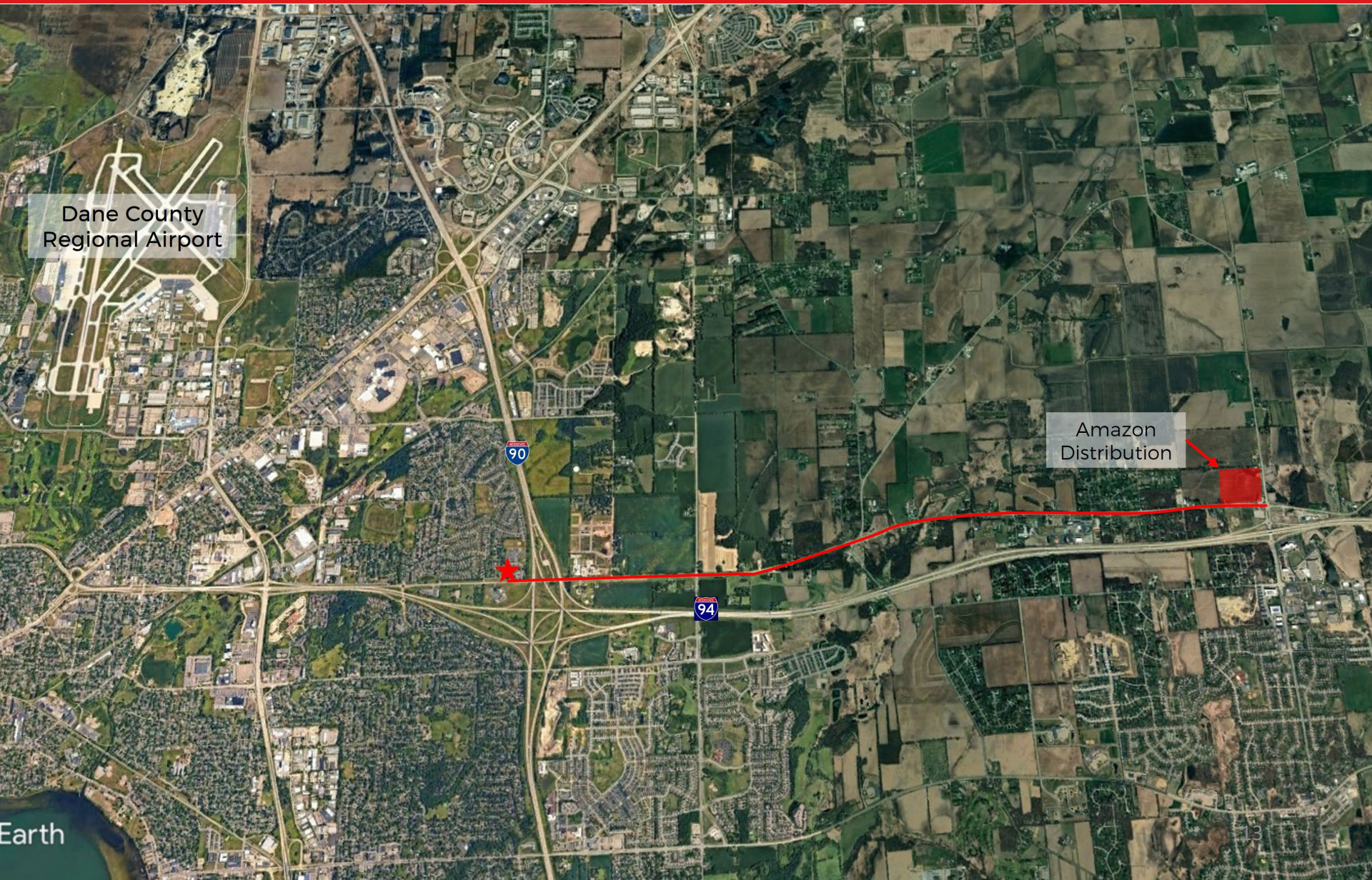
Aerial Map

5430 Commercial Ave, Madison WI 53704



Aerial Map – Panned Out

5430 Commercial Ave, Madison WI 53704



Dane County
Regional Airport

Amazon
Distribution