

Land/Building for Sale

1831 East Washington Ave
Madison WI 53704



Presented By:

Ben Filkouski, CCIM
608-333-7734

Ben.Filkouski@madisoncommercialre.com

Property Summary

1831 East Washington Ave, Madison WI 53704



Property Summary

Price:	\$1,500,000
Site Size:	.506 acres
Zoning:	IL
Future Zoning:	Commercial Mixed Use
Parcel Number:	0710-072-0911-9
Existing Building Size:	2,880 sf
Year Built:	1964

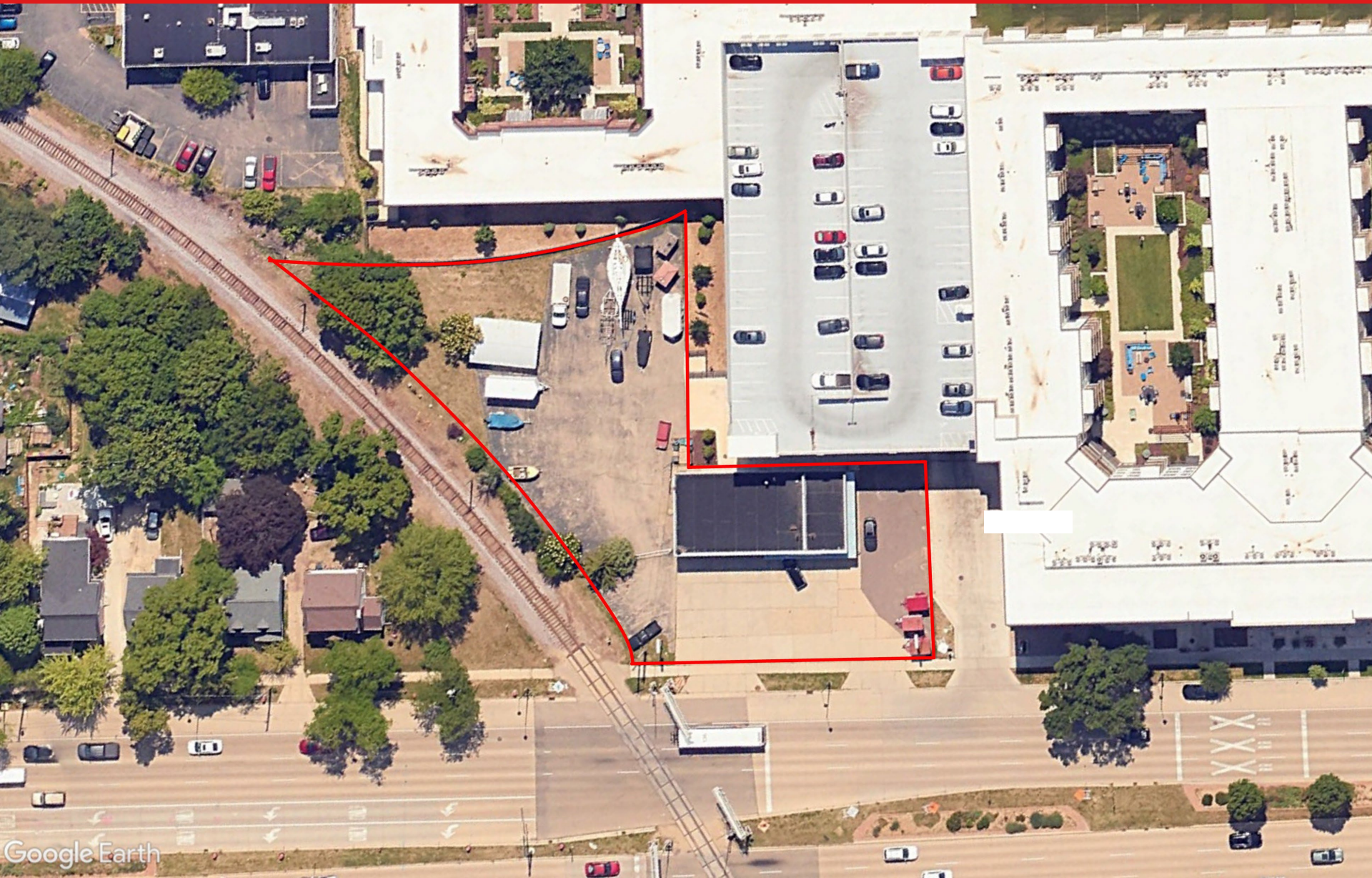
Property Details:

- Redevelopment Opportunity along East Washington Ave
- Existing auto repair building onsite with an 875 sf outbuilding
- All remediation completed & satisfied with the DNR & WI Dept of Commerce
- Approximately 1.5 miles block from the Capitol Square
- Excellent Visibility
- Future land use CMU allows for 3-8 stories

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Aerial View

1831 East Washington Ave, Madison WI 53704



Site Plan

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PLAT OF SURVEY

PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 10 EAST AND PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, BEING PART OF LOTS 7, 8, 9, 10, 19, 20, 21, BLOCK 275 (NOW VACATED) FARWELL'S REPLAT AND ADDITION TO THE CITY OF MADISON.

I, THOMAS J. HANSEN, PROFESSIONAL LAND SURVEYOR S-2033, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED AND MAPPED PROPERTY ACCORDING TO OFFICIAL RECORDS AND THAT I HAVE SURVEYED THE BUILDING LOCATION SHOWN HEREON. THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

THOMAS J. HANSEN
S-2033
WISCONSIN
LAND SURVEYOR

Revised June 1, 2016

APRIL 12, 2016
DATE



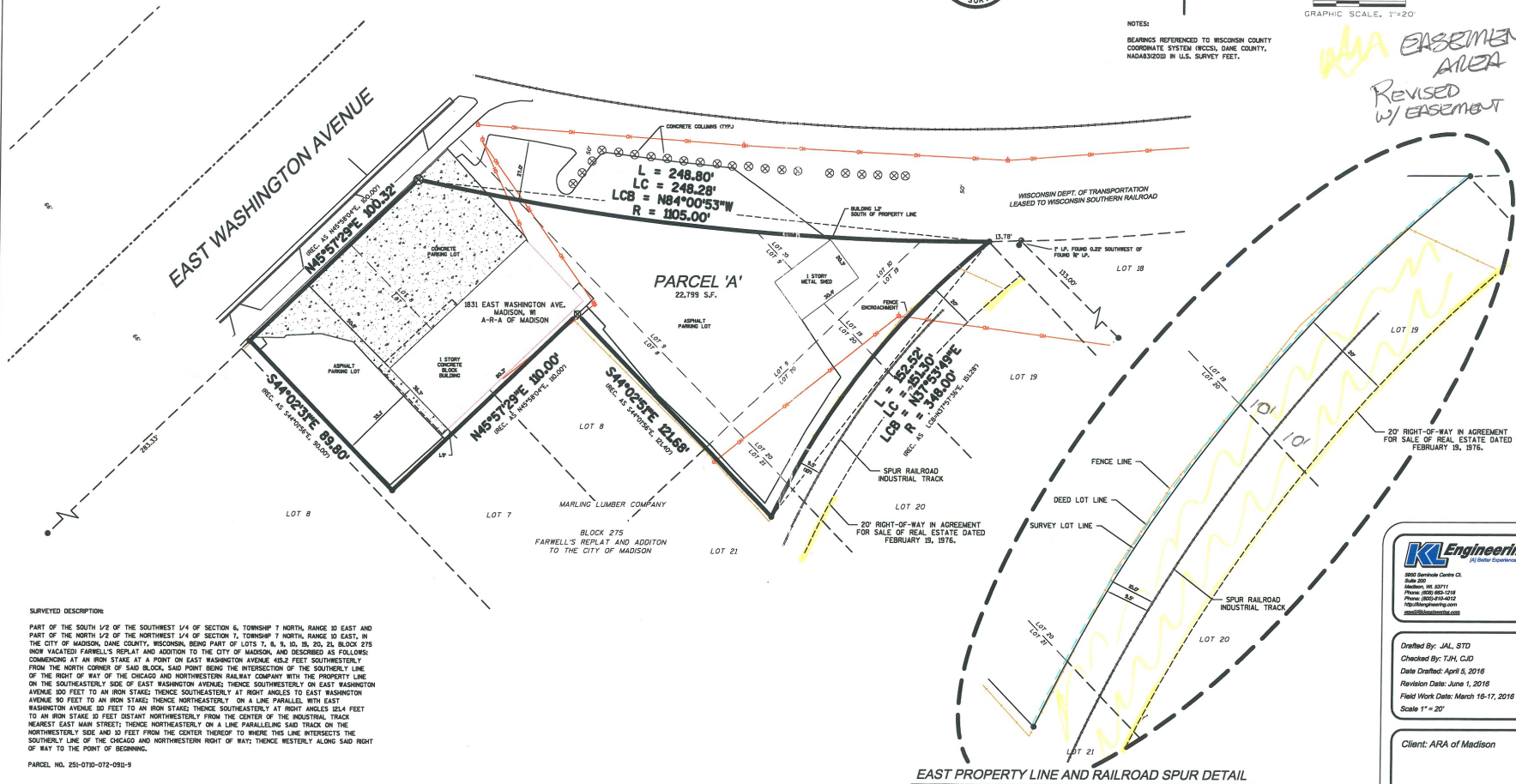
- LEGEND**
- ⊗ CHEELED "X" IN CONCRETE SET
 - ⊗ "X" IN CONCRETE FOUND
 - ⊗ 1" IRON PIPE FOUND
 - ⊗ 3/4" REBAR FOUND
 - POWER POLE
 - OVERHEAD WIRE
 - CHAIN LINE FENCE

0 20 40
GRAPHIC SCALE, 1"=20'

NOTES:

BEARINGS REFERENCED TO WISCONSIN COUNTY COORDINATE SYSTEM WCCS, DANE COUNTY, MADAK32003 IN U.S. SURVEY FEET.

Handwritten: EASEMENT AREA
REVISED w/ EASEMENT



SURVEY DESCRIPTION

PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 6, TOWNSHIP 7 NORTH, RANGE 10 EAST AND PART OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 10 EAST, IN THE CITY OF MADISON, DANE COUNTY, WISCONSIN, BEING PART OF LOTS 7, 8, 9, 10, 19, 20, 21, BLOCK 275 NOW VACATED FARWELL'S REPLAT AND ADDITION TO THE CITY OF MADISON, AND DESCRIBED AS FOLLOWS: COMMENCING AT AN IRON STAKE AT A POINT ON EAST WASHINGTON AVENUE 45.2 FEET SOUTHWESTERLY FROM THE NORTH CORNER OF SAID BLOCK, SAID POINT BEING THE INTERSECTION OF THE SOUTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY WITH THE PROPERTY LINE ON THE SOUTHEASTERN SIDE OF EAST WASHINGTON AVENUE; THENCE SOUTHWESTERLY ON EAST WASHINGTON AVENUE 100 FEET TO AN IRON STAKE; THENCE SOUTHWESTERLY AT RIGHT ANGLES TO EAST WASHINGTON AVENUE 90 FEET TO AN IRON STAKE; THENCE NORTHEASTERLY ON A LINE PARALLEL WITH EAST WASHINGTON AVENUE 10 FEET TO AN IRON STAKE; THENCE SOUTHWESTERLY AT RIGHT ANGLES 25.4 FEET TO AN IRON STAKE 10 FEET DISTANT NORTHWESTERLY FROM THE CENTER OF THE INDUSTRIAL TRACK NEAREST EAST MAIN STREET; THENCE NORTHEASTERLY ON A LINE PARALLELING SAID TRACK ON THE NORTHWESTERLY SIDE AND 10 FEET FROM THE CENTER THEREOF TO WHERE THIS LINE INTERSECTS THE SOUTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RIGHT OF WAY; THENCE WESTERLY ALONG SAID RIGHT OF WAY TO THE POINT OF BEGINNING.

PARCEL NO. 251-0710-072-093-9

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Drafted By: JAL, STD
Checked By: TJH, CJD
Date Drafted: April 5, 2016
Revision Date: June 1, 2016
Field Work Date: March 16-17, 2016
Scale 1" = 20'

Client: ARA of Madison

Property Photos

1831 East Washington Ave, Madison WI 53704



BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (**See Lines 47-55**).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (**See Lines 22-39**).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.
20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 A broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. **List Home/Cell Numbers:** _____

44 **SEX OFFENDER REGISTRY**

45 *Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the*
46 *Wisconsin Department of Corrections on the Internet at <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A "material adverse fact" is defined in Wis. Stat. § 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01 (1e) as a condition or occurrence
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
55 agreement made concerning the transaction.