

# Fully Leased Retail Condo For Sale

**2727 W Beltline Hwy**  
Madison, WI 53713

## Space Profile

|                        |                                                                                                                                                                                                  |
|------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Asking Price</b>    | \$1,350,000                                                                                                                                                                                      |
| <b>Available Space</b> | 5,760 SF                                                                                                                                                                                         |
| <b>Term Ends</b>       | 9/30/2028                                                                                                                                                                                        |
| <b>Site Size</b>       | 0.89 acres                                                                                                                                                                                       |
| <b>Cap Rate</b>        | 7.06%                                                                                                                                                                                            |
| <b>Year Built</b>      | 2007                                                                                                                                                                                             |
| <b>Electrical</b>      | 600 amps, 3 phase/4 wire                                                                                                                                                                         |
| <b>Zoning</b>          | CC-T (Commercial Corridor)                                                                                                                                                                       |
| <b>Ceiling Height</b>  | 20' - 22'                                                                                                                                                                                        |
| <b>Fire Protection</b> | Wet System                                                                                                                                                                                       |
| <b>Parking</b>         | Total of 54 spaces                                                                                                                                                                               |
| <b>Notes</b>           | <ul style="list-style-type: none"> <li>• Shared grade level loading dock</li> <li>• Two restrooms</li> <li>• All glass storefront for lots of natural light and display area exposure</li> </ul> |

## Description

The property at 2727 West Beltline Highway offers a unique opportunity to acquire a commercial/retail condo unit in a like-new building, with exposure to the highest traffic counts in the Madison area. With a modern, high-end image, prominent building signage facing north and west, monument signage, and immediate access to the Beltline, this property will provide the new occupant with instant name recognition and unsurpassed exposure. The space is suitable for retail/showroom use, and could also be a great space for a professional office tenant or service company looking for high visibility. The property also provides ample parking, and a rear loading dock. Join Verlo Mattress Factory in this thriving Beltline Corridor.

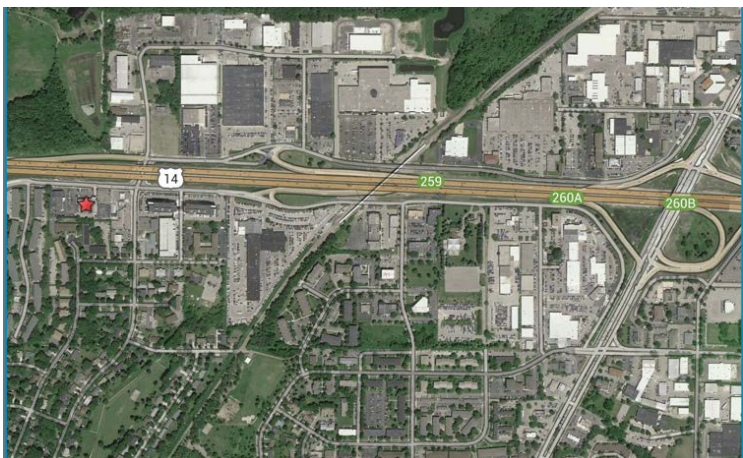
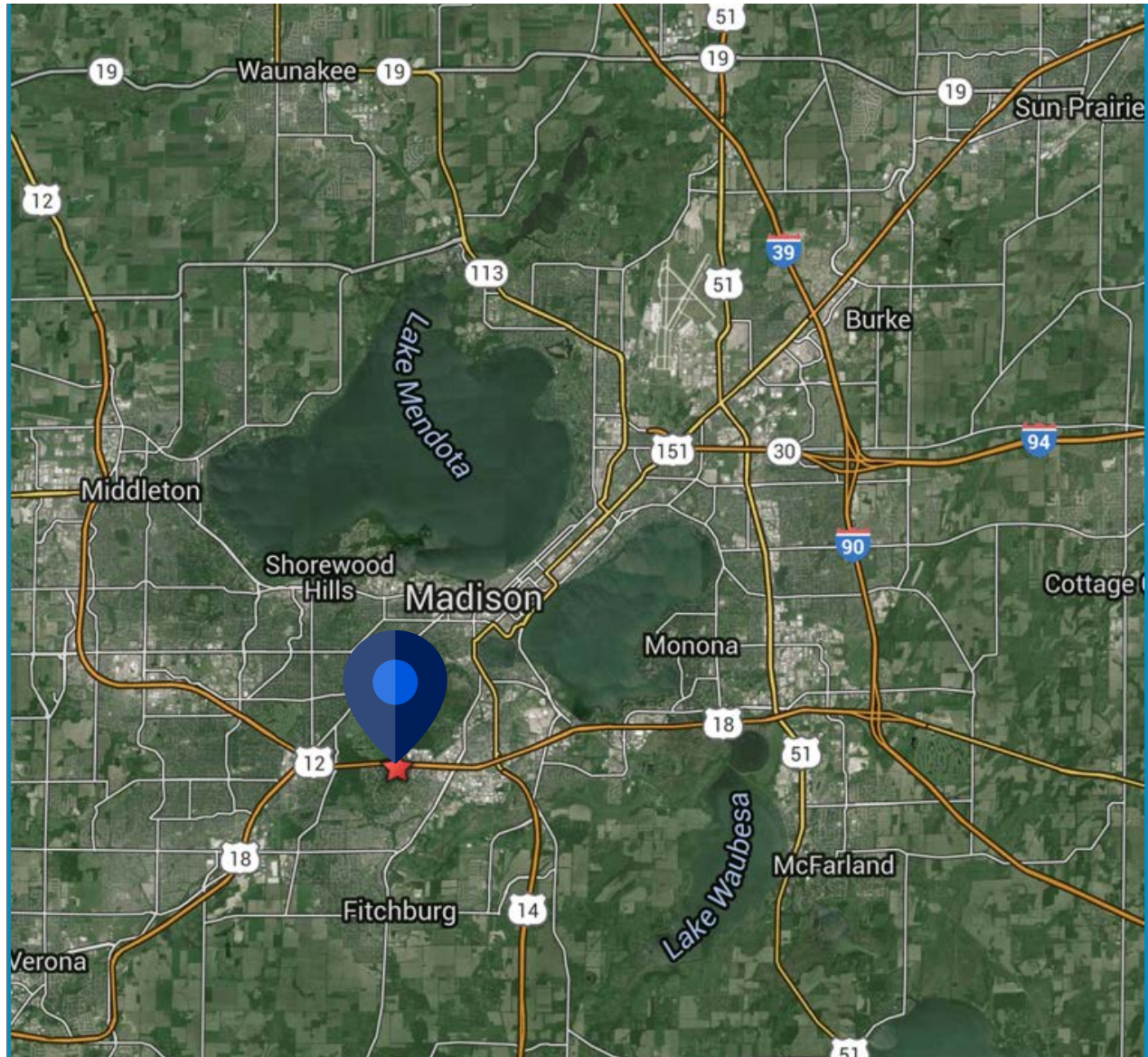
**Like-new, high-end  
retail space**

### For More Information



**TJ Blitz**  
608.444.9440  
tblitz@cresa.com

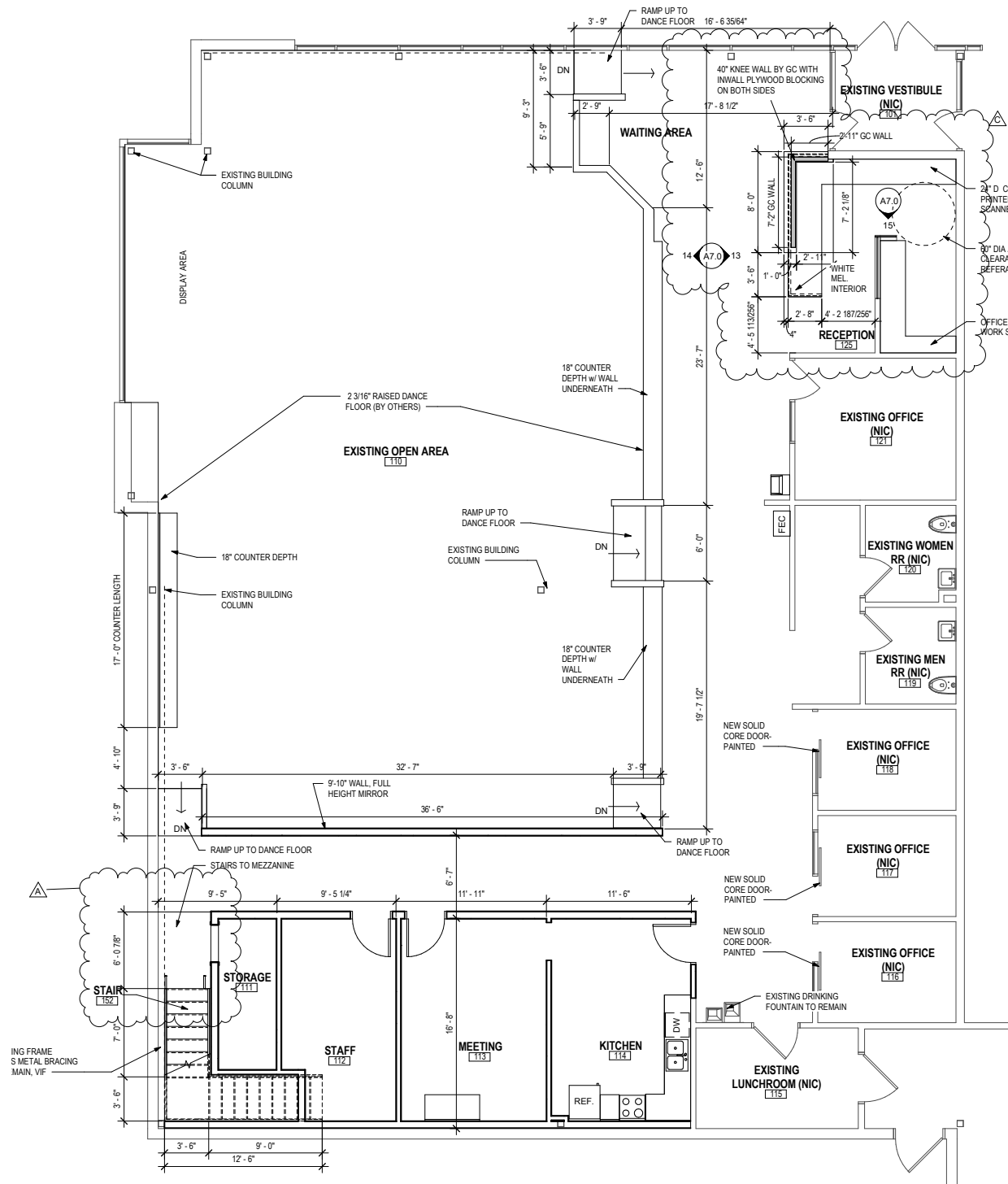
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# FLOOR PLAN

cresa

2727 W Beltline Hwy



## For More Information

Cresa  
613 Williamson Street  
Suite 210  
Madison, WI 53703  
cresa.com/madison



TJ Blitz  
608.444.9440  
tblitz@cresa.com

