



Temp-435080	Subject Property	Business/Comm	Price: \$499,900 <small>(if lease only = annual lease amount)</small>
3173 McComb Road		#	City Stoughton D44
Stoughton WI 53589		County: Dane	
Trade Name:		Units in Bldg: 1	
<hr/>			
RE For Sale: Yes	Ann Rent/SqFt: \$		
Bus for Sale: No	Bldg Gross SqFt: 1,298	<i>List Agent</i>	
Lease Only: No	Net Leasable SF: 0		
# of Stories: 1	Onsite Parking: Yes		
Bldg Dim: 40x28	Parking Fee/Mo: \$ 0		
Year Built: 999 <i>Other</i>			
Show Date: 12/1/2025			

From HWY51 headed south, turn right on HWY138, follow that until the second roundabout, take the 3rd exit on that, follow until turn right on McComb

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	0	0		\$ 0	\$ 0.00	\$	0
2				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc:	\$ 0	0	Est Acres:	1.0100	<i>Assessor</i>	Land Assess:	\$ 150,200
Ann Op Exp:	\$ 0		Lot Dim:			Improvements:	\$ 164,100
Net Op Inc:	\$ 0		Street Front:	148	# Loading Docks: 0	Total Assess:	\$ 314,300 / 2025
Zoning:	SFR-08		Ceiling Hgt Min:	7	Max: 8	Net Taxes:	\$ 4,078 / 2024
Parcel #:	052/0510-121-8000-7		Industrial Park:			Owner:	

Included: AS-IS Sale, Oven/Range, Refrigerator

Excluded: Sellers Personal Property

Type	Retail	Building Parking	1-5 spaces
Location	Near Major Highway	Basement	Full
Present Use	Living quarters	Sale Includes	N/A
Exterior	Wood, Brick	Lease Type	None
Roofing	Composition	Tenant Pays	N/A
Heating/Cooling	Forced air, Central air	Miscellaneous	Internet - Cable
Fuel	Natural gas	Occupancy	Vacant
Water/Waste	Well, Non-Municipal/Prvt dispos		

Ready for an outstanding opportunity? This versatile 1+ Acre Parcel in the Town of Rutland boasts so many possibilities! Great redevelopment play or purchase and keep it as a spacious single family home with the room to build the pole barn or shop space that you've always wanted. Adjacent to the New Kettle Park West Development in Stoughton, this area is poised to improve and take off! Super easy access to both Hwy 138 and Hwy 51. Great street frontage with visibility next to other Industrial Flex, Office, and Retail Businesses create potential crossover opportunities for your development plans! Bring your creativity and capitalize on this prime location today! Contact Town of Rutland for a full list of zoning allowances and restrictions.

All dimensions approximate, buyer to verify if important. Respond to showing survey! Submit all offers to justin@witkinsrealty.com follow offers with a phone call/text to 608-843-5663 for consideration. Please allow 48 Hours for binding acceptance. Co-Listing w/ Joe Voell, REMAX Preferred. AS-IS Sale. Call municipalities to verify zoning allowances.

ListAgt: Justin Witkins	58265-90	CoList:	Sold Price:	List Date: 11/30/2025
Cell: 608-843-5663			Concessions:	Expiration: 11/30/2027
justin@witkinsrealty.com			DOM:	CDOM:
RE/MAX Preferred			Accepted Offer:	Electronic Consent: Yes
Off: 608-276-8110			Closing Date:	Exclusive Agency: Yes
5320 Monona Drive			Financing:	Licensee Interest: No
Monona WI 53716			Sale Factors:	Limited Service: No
Sale Agent:			Competing Offers:	Multiple Rep: DA
			CashOffer@Acceptance:	Named Exceptions: No

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2025

Orig MLS:

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\$499,900

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