313 Madison Avenue Fort Atkinson, WI



Property Details

Price: \$449,000.00

Building: +1,835 SF per Owner

Land: .32 Acres Per City Fort Atkinson

Zoning: UMU - Urban Mixed Use

Area: Located at the corner of Madison Avenue (Highway

12) and Lincoln Street between Business Hwy. 26 and Main Street (Highway 89). Near Festival Foods

Grocery Store and downtown Fort Atkinson.

Property Overview

Contact:
Joel Patch

joel@cpgwi.com Phone : (608) 554-2720

Cell: 608-751-5973

Former Stop N Go / Kwik Trip. Fuel tanks and canopy have been removed (2025). Concrete block building, brick exterior, forced air unit / natural gas, coolers still in place. Municipal water & sewer. 10 + parking stalls. Neighboring users include Walgreens, McDonalds, Ace Hardware, Anytime Fitness, Jimmy John's, HR Block, Johnson Bank, and Verlo Mattress.



Retail Building

313 Madison Avenue Fort Atkinson, WI

For Sale

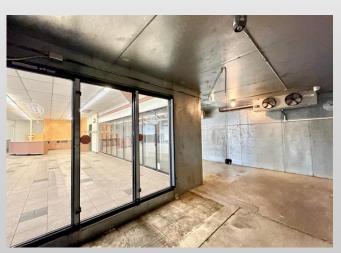














313 Madison Avenue Fort Atkinson, WI





4801 Forest Run Road

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Madison, Wisconsin 53704

BROKER DISCLOSURE TO CUSTOMERS

- Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:
- who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the 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 450786
 - following duties:
- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law. 10
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (See Lines 47-55). Ξ 12
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (See Lines 22-39). 13 4
 - The duty to safeguard trust funds and other property the broker holds. 15

16

- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you disadvantages of the proposals. 8
 - need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. 5
- This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes. 20 2

CONFIDENTIALITY NOTICE TO CUSTOMERS

- BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, 22 23 24
- INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR 25 26 27 27 28 28 29 30 31
 - PROVIDING BROKERAGE SERVICES TO YOU.
- THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:
- 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
 - REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER 32 33
 - INFORMATION YOU CONSIDER TO BE CONFIDENTIAL. 34 35
 - CONFIDENTIAL INFORMATION:
- NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): 37 38 36
- INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.) 39
 - CONSENT TO TELEPHONE SOLICITATION 4
- I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until 4 42
 - withdraw this consent in writing. List Home/Cell Numbers: 43
 - **SEX OFFENDER REGISTRY** 4
- Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the 45
 - Wisconsin Department of Corrections on the Internet at: http://offender.doc.state.wi.us/public/or by phone at 608-240-5830. **DEFINITION OF MATERIAL ADVERSE FACTS** 46 47

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

48

- is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 49 50
- 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce 51 52
 - the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 agreement made concerning the transaction. 53 54 55

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Drafted by Attorney Debra Peterson Conrad