

Investment Opportunity
For Sale
3-Unit Apartment Building



**1026 Spaight Street
Madison, WI 53705**

Asking Price:
Contact Broker for Pricing Guidance

For More Information



Matt Apter
608.852.3001
mapter@cresa.com



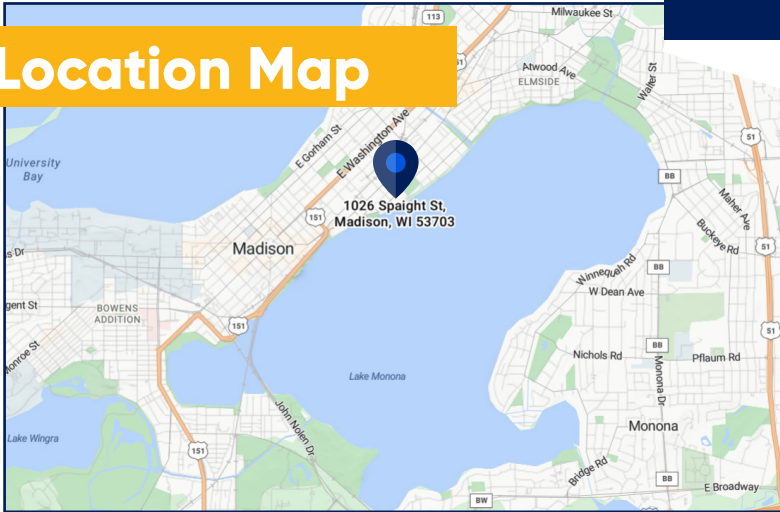
TJ Blitz
608.444.9440
tblitz@cresa.com

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613 Williamson Street, Suite 210, Madison, WI 53703

cresa ::

Location Map



Aerial Overview



Exterior



Space Profile

- Building Size:** ~2,975 SF.
2 story building & partially finished basement with 2 car garage.
- 3 Units:** #1: 2BR+Den 1st & LL (1,600SF), #2: 1BR (325SF), #3: 1BR (400SF).
- Living Area:** ~2,325 SF.
- Parking:** 2 car garage plus driveway.
- Land Size:** 0.13 acres (5,806 SF).
- Submarket:** Near East Side in Marquette/ Willy Street neighborhood.
- Term:** All leases until 7/31/2026.
- Year Built:** 1923.

Features

- **Proforma Gross Annual Income: \$56,000** (contact broker for detailed gross income and expenses proforma).
- Zoning; HIS-TL,TR-V1.
- Utilities and building systems:
 - Landlord is responsible for all utilities.
- Newer hot water boiler, water heater & water softener.
- Hardwood floors & ornate woodwork.
- 2 car garage.
- Ample yard & green space.

Additional Details

Excellent Near East location in the sought-after Willy Street/Marquette neighborhood. **This is a Legacy property held by the current owner for over 45 years.**

For More Information



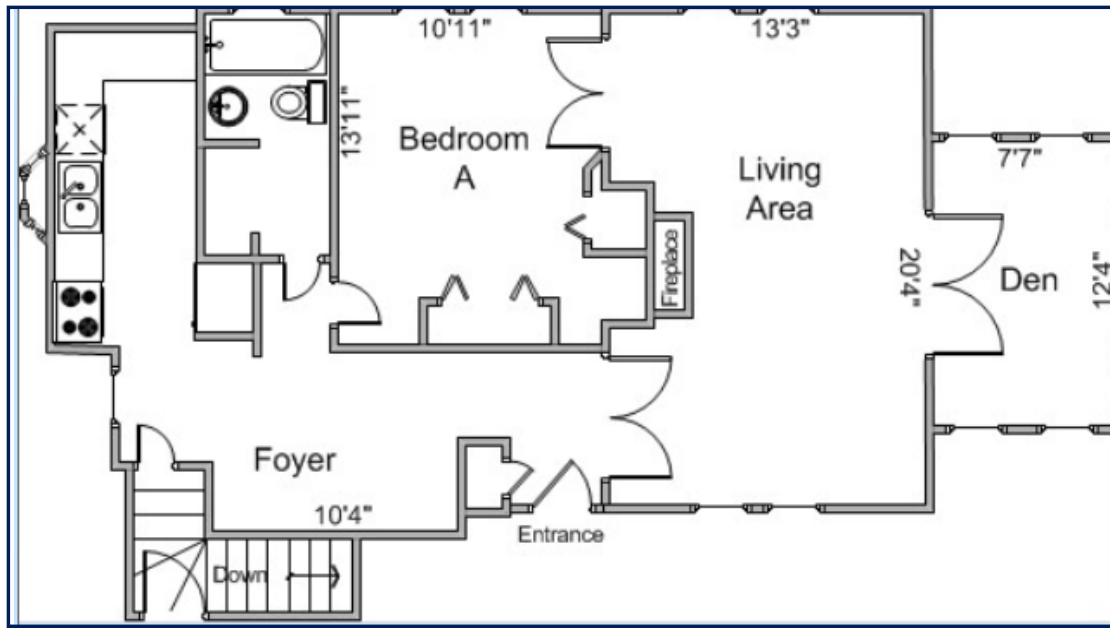
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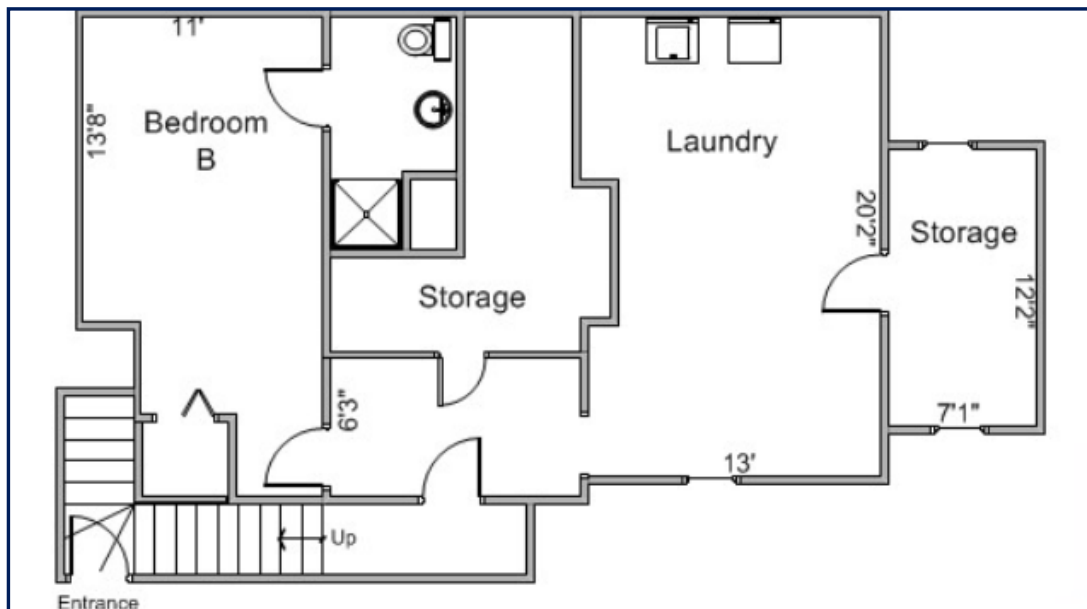
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#1 Floor Plans

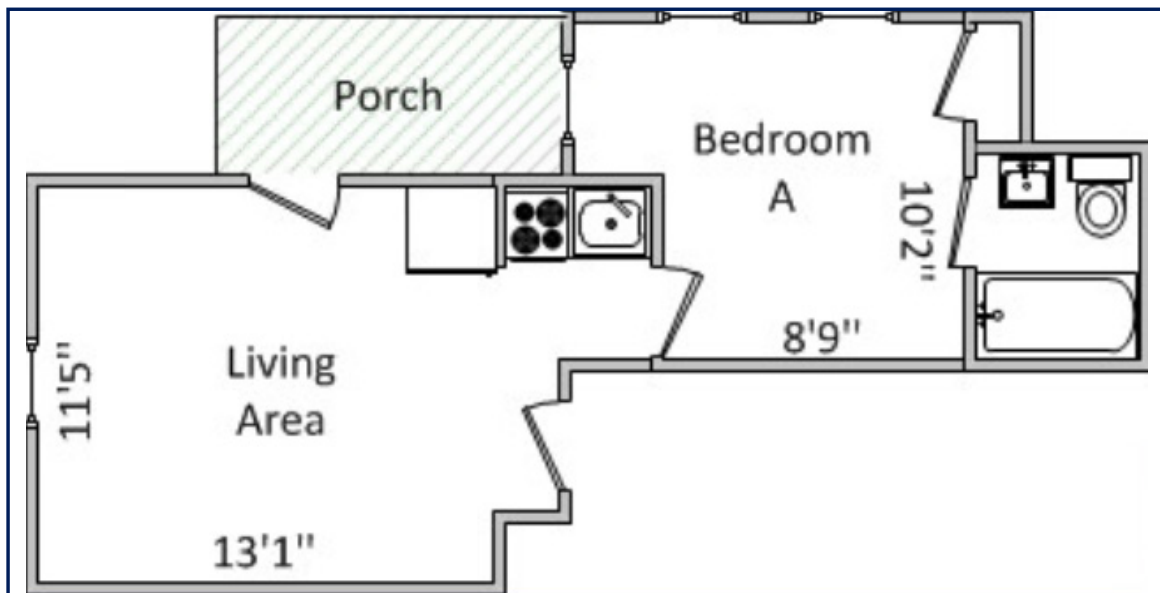
First Floor



Garden Level



#2 Floor Plan



#3 Floor Plan

