



2013475	Active	Business/Comm	Price: \$1,799,000
(if lease only = annual lease)			
401 Wisconsin Avenue	City	Madison	W01
Madison WI 53703	County	Dane	
Trade	Units in 0		
RE For Sale: Yes	Ann Rent/SqFt: \$		
Bus for Sale: No	Bldg Gross SqFt: 6,006	Assessor	
Lease Only: No	Net Leasable SF: 5,324		
# of Stories: 2	Onsite Parking: 2		
Bldg Dim: 44x78	Parking Fee/Mo: \$ 0		
Year Built: 1910 Assessor			

[Schedule a Showing](#)

Show



Corner of E Gorham ad Wisconsin Ave

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	Mod Gross	3/31/2036		\$ 141000	\$ 26.48	\$	5,324
2				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc: \$ 0	0	Est Acres: 0.0700	Assessor	Land Assess: \$ 115,000
Ann Op Exp: \$ 0		Lot Dim:		Improvements \$ 402,000
Net Op Inc: \$ 0		Street Front: 44	# Loading 0	Total Assess: \$ 517,000 / 2025
Zoning: DR1,HISMH		Ceiling Hgt Min: 12	Max: 12	Net Taxes: \$ 9,069 / 2024
Parcel #: 0709-144-0712-1		Industrial Park:		Owner:

Included All appliances

Excluded Seller's personal property

Type	Office	Building Parking	1-5 spaces, Onsite, Paved
Location	Residential area, Corner, Near public transportatn	Basement	Full
Present Use	Office	Licenses	None
Exterior	Brick, Stucco	Sale Includes	Lease(s)
Roofing	Composition	Documents on File	Lease(s)
Heating/Cooling	Radiant, Wall AC, Zoned heating	Lease Type	Gross, Escalators, Multiple years, Renewal options
Fuel	Natural gas	Tenant Pays	Heat, Air Conditioning, Electric, Water, Sewer,
Water/Waste	Municipal water, Municipal sewer		Janitorial, Trash Services, Snow removal
Features	Private Restrooms, Reception area, Inside storage, Private office(s)	Occupancy	Tenant(s)

Discover a unique investment opportunity. This historic, beautifully maintained commercial property exudes charm and elegance, featuring architectural details that reflect its storied past. Currently with 14 offices & nestled in a prime downtown location, close to Lake Mendota and the Capitol square. Longtime tenant with current lease. With its classic brick façade and modern amenities, this property seamlessly blends tradition and functionality, making it an ideal addition to any real estate portfolio. Basement has beautifully remodeled lounge/apartment area with full kitchen and bath. Don't miss out on owning a piece of Madison's heritage. Buyer responsible for confirming zoning and requirements for entire building.

Schedule appointments online or call ShowingTime at 800.746.9464. Dimensions/measurements are approximate- Buyer should verify and confirm zoning/what is permitted. Earnest Money: ETF link or mail to 622 W. Washington Ave, Suite 100, Madison, WI 53703.

ListAgt Chas Martin 57744-90 **CoList:**

Pref: 608-334-9042
chas@sprinkmanrealestate.com

Sprinkman Real Estate

Off: 608-467-9596 Fax #: 608-467-9597
622 W Washington Ave Ste 100
Madison WI 53703-2638

Sale Agent:

Sold Price:	List Date: 12/6/2025
Concessions:	Expiration: 12/6/2026
DOM 6 CDOM: 6	Electronic Yes
Accepted Offer:	Exclusive Agency: No
Closing Date:	Licensee Interest: No
Financing:	Limited Service: No
Sale Factors:	Multiple Rep: DA
Competing Offers:	Named Exceptions: No
CashOffer@Acceptance	

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401 Wisconsin Avenue

\$1,799,000

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