



**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 and 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

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

<b>ListAgt</b> Chas Martin	57744-90	<b>CoList:</b>	<b>Sold Price:</b>	<b>List Date:</b> 12/6/2025
Pref: 608-334-9042			<b>Concessions:</b>	<b>Expiration:</b> 12/6/2026
chas@sprinkmanrealestate.com			<b>DOM</b> 6 <b>CDOM:</b> 6	<b>Electronic</b> Yes
Sprinkman Real Estate			<b>Accepted Offer:</b>	<b>Exclusive Agency:</b> No
Off: 608-467-9596      Fax #: 608-467-9597			<b>Closing Date:</b>	<b>Licensee Interest:</b> No
622 W Washington Ave Ste 100			<b>Financing:</b>	<b>Limited Service:</b> No
Madison WI 53703-2638			<b>Sale Factors:</b>	<b>Multiple Rep:</b> DA
<b>Sale Agent:</b>			<b>Competing Offers:</b>	<b>Named Exceptions:</b> No
			<b>CashOffer@Acceptance</b>	

Accuracy of information is not guaranteed and should be verified by buyer if material. Equal Housing Opportunity listing. Copyright 2025 SCWMLS      **Orig MLS:** South Central WI