



**FOR SALE**  
MULTIFAMILY

FULLY REDEVELOPED 5-UNIT APARTMENT BUILDING  
916 Madison Avenue, Fort Atkinson, WI 53538

- 5-Unit Multifamily | Condo-Quality Redevelopment
- Complete Rehab – Down to the Studs
- All Units with In-Unit Washer & Dryer
- Separate Utilities + Individual HVAC
- Main Commuter Corridor Location



**JOSEPH VOELL, ACP**  
Associate  
(608) 588-6692  
joevoell@remax.net

**JUSTIN WITKINS**  
Associate  
(608) 843-5663  
justin@commercialwisconsin.com

**RE/MAX PREFERRED**  
5320 Monona Dr  
Monona, WI 53716-3127  
<http://www.madisonpreferred.com>  
+16082768110 Each Office Independently Owned and Operated.





Images are virtual renderings of the anticipated finished product.

## Property Summary

Address1:	916 Madison Avenue
Address2:	Fort Atkinson, WI 53538
Building Class:	A
Building SF:	4,081
Lot Size:	0.30 Acres
Parking:	10 space 2 for each unit
Price:	\$1,100,000
Year Built:	2026
Zoning:	Comm

## Property Overview

This 5-unit multifamily property is currently under construction and scheduled for completion in late summer 2026. The building is being fully redeveloped down to the studs with modern, condo-quality finishes throughout. The unit mix includes four 2-bedroom units and one 1-bedroom unit, each featuring in-unit washer and dryer, new appliances, and separate utilities. The property also offers 10 off-street parking spaces and is located along a main commuter corridor in Fort Atkinson.

## Location Overview

The property is located in Fort Atkinson, Wisconsin within Jefferson County, positioned along Madison Avenue, a primary east-west arterial and established commuter route through the community. The location provides convenient access to downtown Fort Atkinson, local employers, retail services, schools, and municipal amenities. Fort Atkinson offers a stable small-city environment with a mix of residential, commercial, and light industrial uses. The area benefits from regional connectivity to nearby communities including Jefferson, Whitewater, and the greater Madison area via Highway 12 and surrounding state highways. The property's location supports consistent residential demand from local workforce and commuters.



# PROPERTY DESCRIPTION

FULLY REDEVELOPED 5-UNIT APARTMENT BUILDING

916 Madison Avenue  
Fort Atkinson, WI 53538



Images are virtual renderings of the anticipated finished product.

Currently under construction and scheduled for completion late summer! Attention investors, here is your opportunity to own THE premier multi-family investment property in the Fort Atkinson market! Completely remodeled and redeveloped down to the studs with condo quality finishes and amenities this 5 unit apartment complex will be a crown jewel in any portfolio for years to come. Building features a sensible mix of four spacious 2 bedroom 1 full bath units and a single 1 bedroom 1 full bathroom unit to maximize versatility and income potential. All new everything including insulation, drywall, flooring, appliances, and each unit features in unit washers and dryers! All separate electrical, gas, and water meters and sprinklers and fire suppression systems mean modern convenience, low landlord utility expenses, and safeguard for your investment. Ample designated off-street parking and great floor plans mean that tenants will be excited to lease and call this property home! Prime location directly on the main commuter line means interest from renters from surrounding larger metros!

PROPERTY PHOTOS  
IMAGES ARE VIRTUAL RENDERINGS OF THE  
ANTICIPATED FINISHED PRODUCT.

FULLY REDEVELOPED 5-UNIT APARTMENT BUILDING  
916 Madison Avenue  
Fort Atkinson, WI 53538

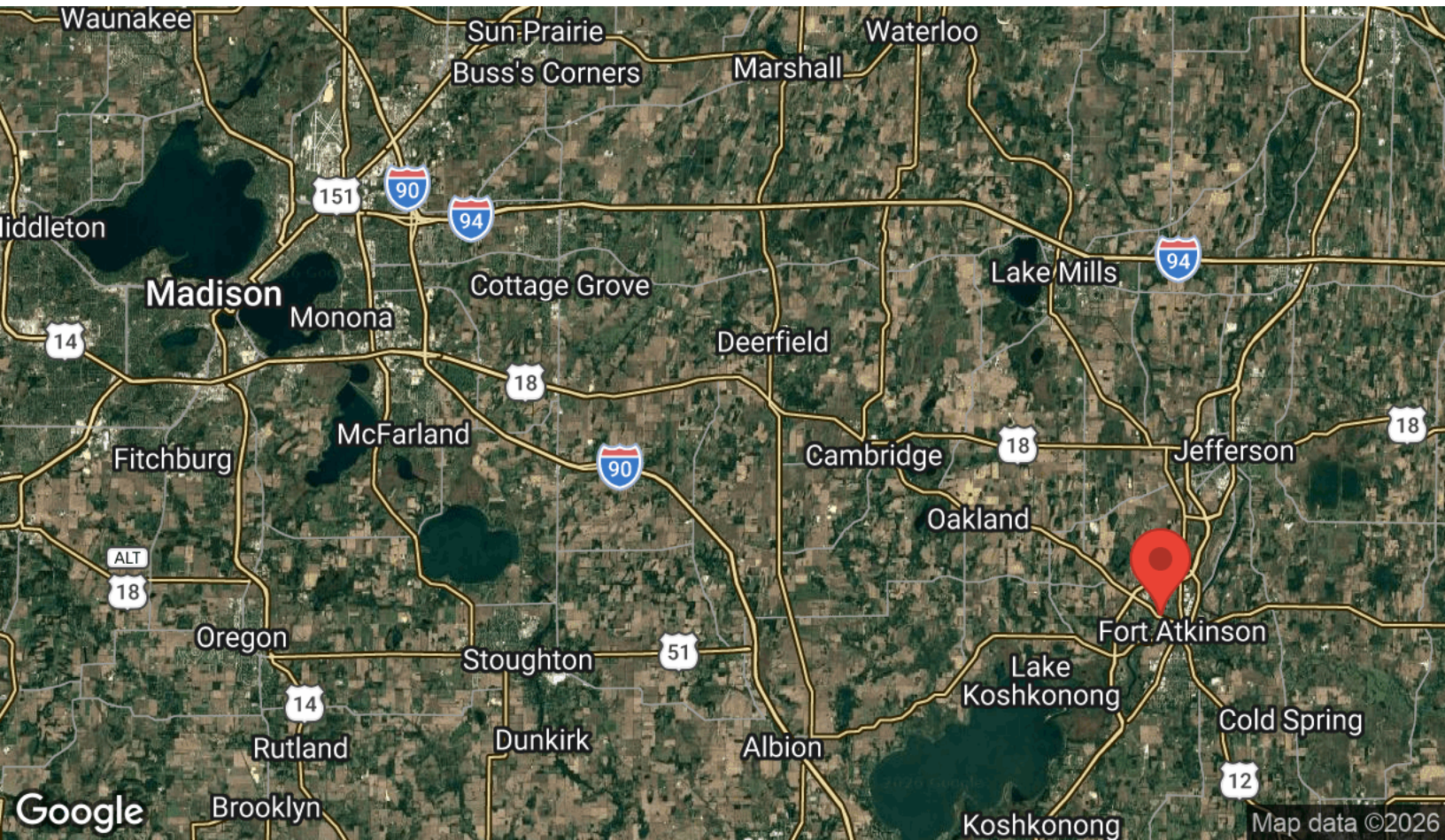
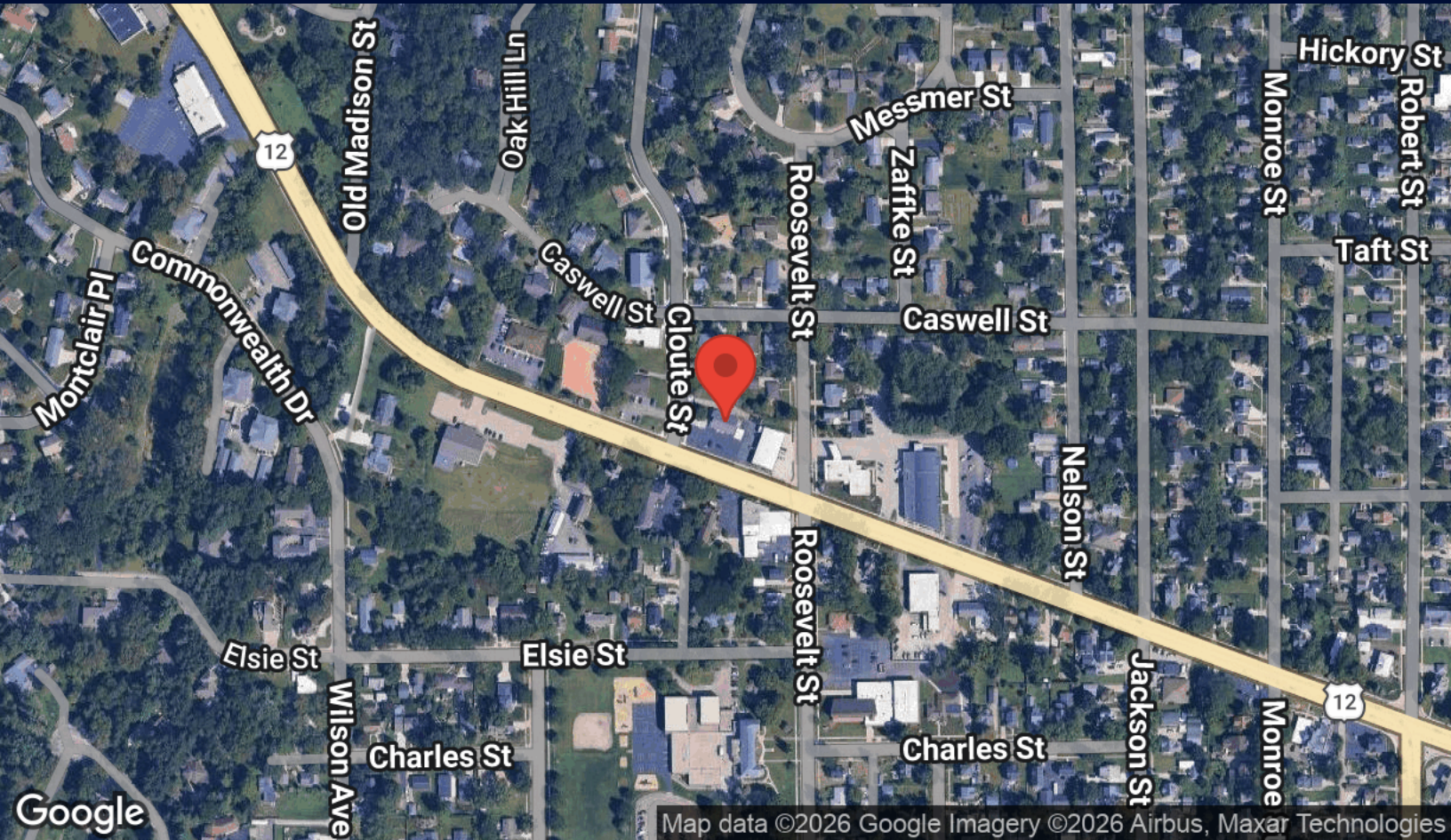




# LOCATION MAPS

FULLY REDEVELOPED 5-UNIT APARTMENT BUILDING

916 Madison Avenue  
Fort Atkinson, WI 53538





# BUSINESS MAP

FULLY REDEVELOPED 5-UNIT APARTMENT BUILDING

916 Madison Avenue  
Fort Atkinson, WI 53538

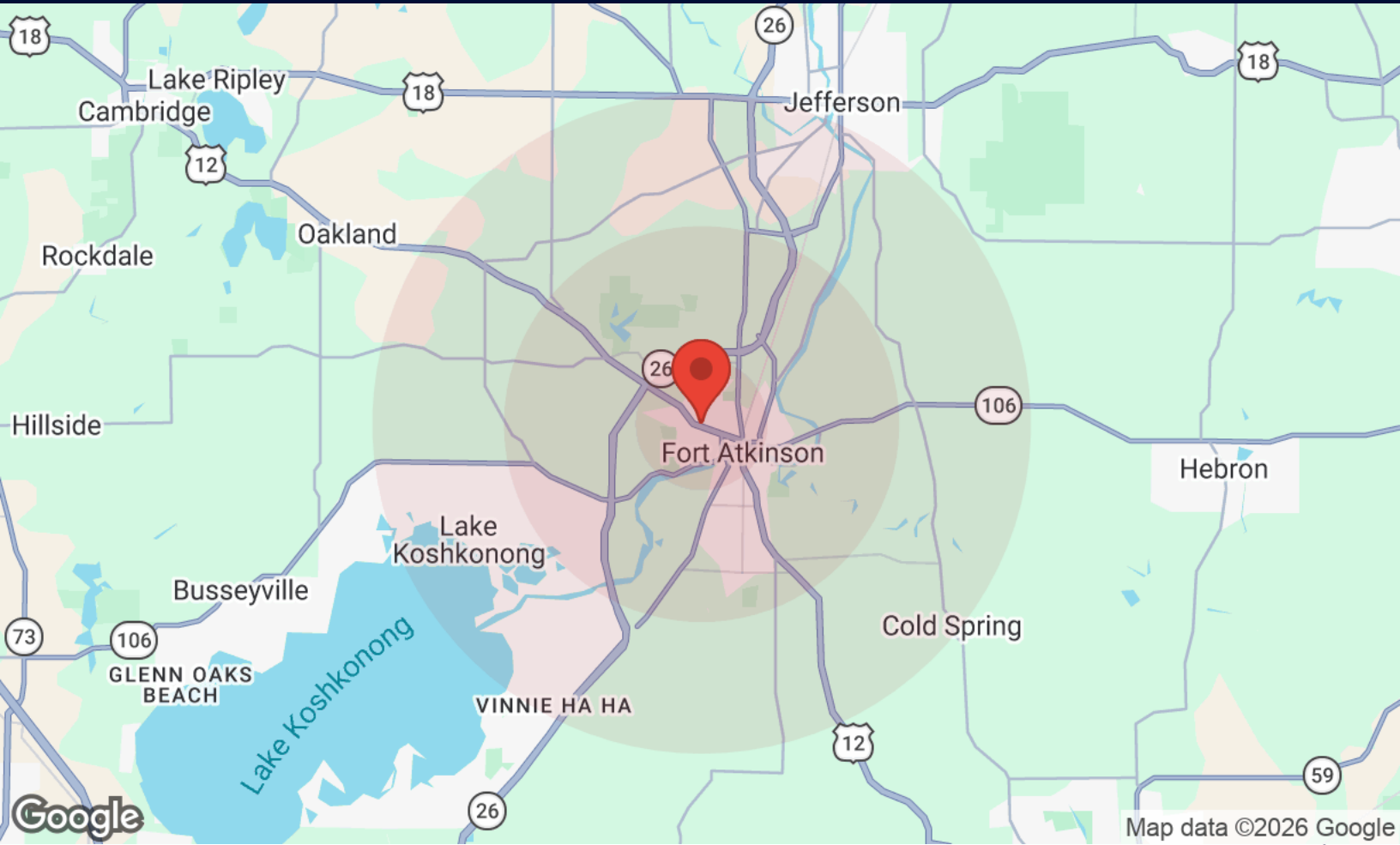




# DEMOGRAPHICS

**FULLY REDEVELOPED 5-UNIT**

916 Madison Avenue  
Fort Atkinson, WI 53538



Population	1 Mile	3 Miles	5 Miles
Male	3,571	7,210	10,192
Female	3,642	7,190	9,870
Total Population	7,213	14,400	20,062

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,129	2,226	3,066
Ages 15-24	858	1,666	2,302
Ages 25-54	2,768	5,535	7,580
Ages 55-64	948	1,948	2,813
Ages 65+	1,510	3,025	4,302

Income	1 Mile	3 Miles	5 Miles
Median	\$78,958	\$78,845	\$81,013
< \$15,000	203	474	668
\$15,000-\$24,999	104	316	404
\$25,000-\$34,999	204	403	494
\$35,000-\$49,999	498	788	1,024
\$50,000-\$74,999	486	989	1,363
\$75,000-\$99,999	437	959	1,340
\$100,000-\$149,999	761	1,481	1,953
\$150,000-\$199,999	319	567	831
> \$200,000	117	255	474

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,306	6,569	9,050
Occupied	3,129	6,230	8,552
Owner Occupied	2,042	4,006	5,681
Renter Occupied	1,087	2,224	2,871
Vacant	178	339	498



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.

# STATE OF WISCONSIN BROKER DISCLOSURE

## To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

### **BROKER DISCLOSURE TO CUSTOMERS**

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the 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 following duties:

- *The duty to prove 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.*
- *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 "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.*

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. 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(l) of the Wisconsin Statutes.

### **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 by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer 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 "definition of material adverse facts" below).
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 below. At a later time, you may also provide the broker with other information that you consider to be confidential.

### **CONFIDENTIAL INFORMATION:**

---

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

---

(Insert information you authorize to broker to disclose such as financial qualification information)

### **CONSENT TO TELEPHONE SOLICITATION**

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 I/ we withdraw this consent in writing. List Home/Cell Numbers:

### **SEX OFFENDER REGISTRY**

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the 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**

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 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 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 adversely affect the value of the property, significantly reduce 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.



All materials and information received or derived from RE/MAX Preferred its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither RE/MAX Preferred its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active own due diligence to determine these and other matters of significance to such party. RE/MAX Preferred will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. RE/MAX Preferred makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. RE/MAX Preferred does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies.

#### RE/MAX PREFERRED

5320 Monona Dr  
Monona, WI 53716-3127



Each Office Independently Owned and Operated

#### PRESENTED BY:

##### JOSEPH VOELL, ACP

Associate  
O: (608) 588-6692  
C: (608) 234-7208  
joevoell@remax.net

##### JUSTIN WITKINS

Associate  
O: (608) 843-5663  
justin@commercialwisconsin.com



The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. Users should consult with a professional in the respective legal, accounting, tax or other professional.