



FOR SALE
MIXED USE

VALUE ADD MIXED USE
916 Madison Avenue, Fort Atkinson, WI 53538

- A unique mix of a residential apartment & commercial space
- For Sale - \$249,900



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+16082768110 Each Office Independently Owned and Operated.





Property Summary:

For Sale	\$249,900
Residential Space	1 unit
Size: Approx	1,440 sq ft
Size: Appox	2,561 sq ft
Features:	2 car garage, overhead canopy, outdoor shed,
more:	Approximately 35 minutes to Madison

Property Overview

This mixed-use building seamlessly combines residential comfort w/ commercial versatility. A unique mix of a residential apartment & commercial space allows for a live/work scenario or the ability to use the apartment as office space or lease it for additional rental income. Located in a prime area midway between Madison & Milwaukee & on a major commuter route. Enjoy the lower costs of acquisition but still prime access to the larger Metros. Site includes 2,500+ sq ft commercial & retail space, 3 bdrm + office apartment, 2 car garage, large paved parking lot, overhead canopy, shed, & possibilities galore! Corner parcel also allows for potential redevelopment opportunities and the site has been approved for conversion to a 5 unit residential apartment complex! Seller willing to include plans in the AS-IS Sale and discuss separate fees for General Contracting the redevelopment.

Location Overview

916 Madison Avenue is strategically positioned in the heart of Fort Atkinson's established commercial corridor, offering strong visibility and convenient access to Highway 12 with direct connectivity to both Madison and Milwaukee. The property benefits from steady local traffic, nearby retailers, and service-oriented businesses that support consistent daytime activity. Located near the Rock River and Fort Atkinson's historic downtown district, the area blends small-town stability with regional accessibility, creating an attractive environment for both commercial users and residential tenants.



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.

LOCATION OVERVIEW

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Fort Atkinson Wisconsin

High-Visibility Corner Location on a well-traveled Madison Ave corridor

Direct Access to Hwy 12 with easy connectivity to Madison and Milwaukee

Established Commercial District surrounded by local retailers, restaurants, and service businesses

Strong Regional Positioning with small-town affordability and metro accessibility



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PROPERTY PHOTOS

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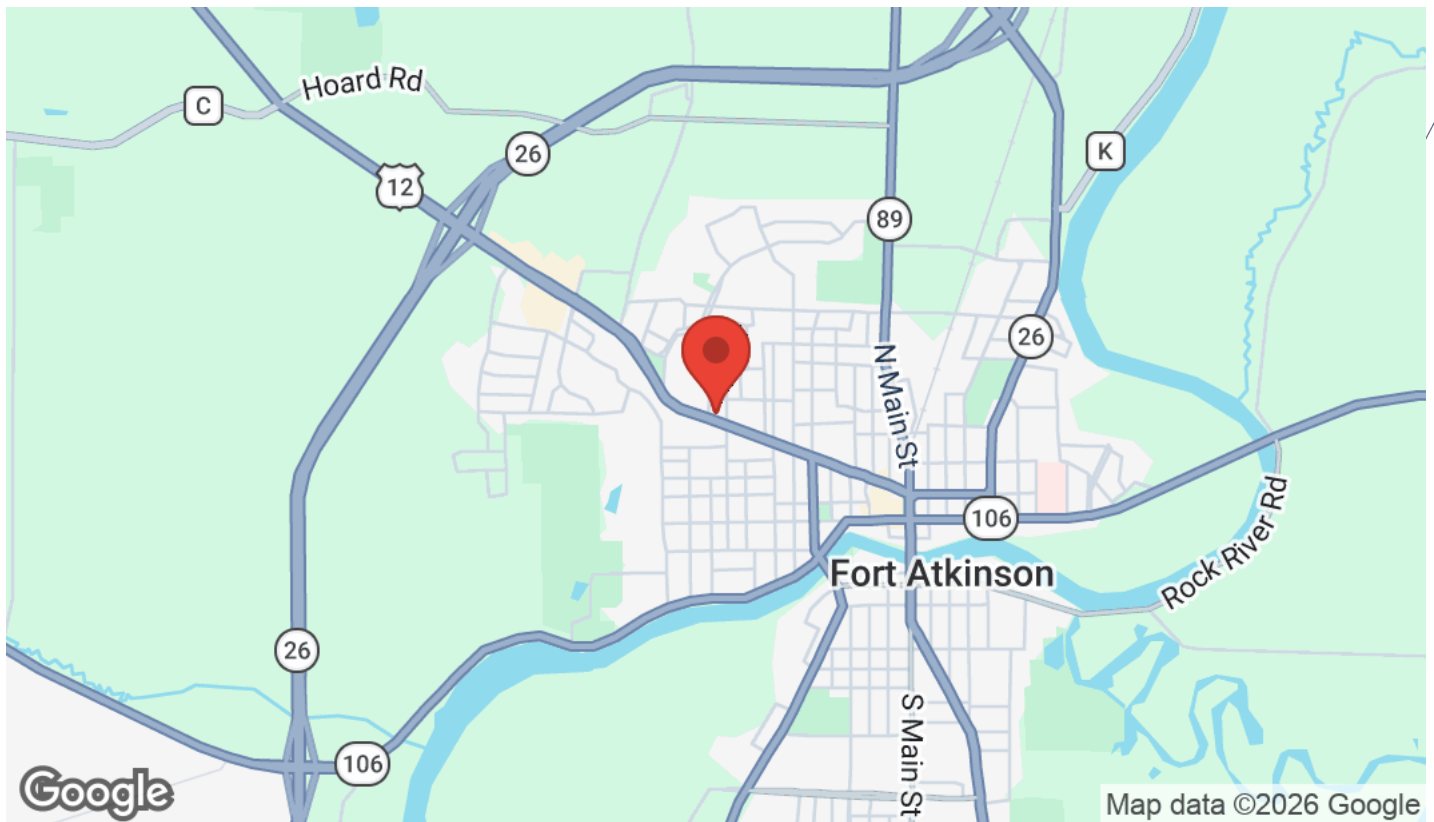
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BUSINESS MAP

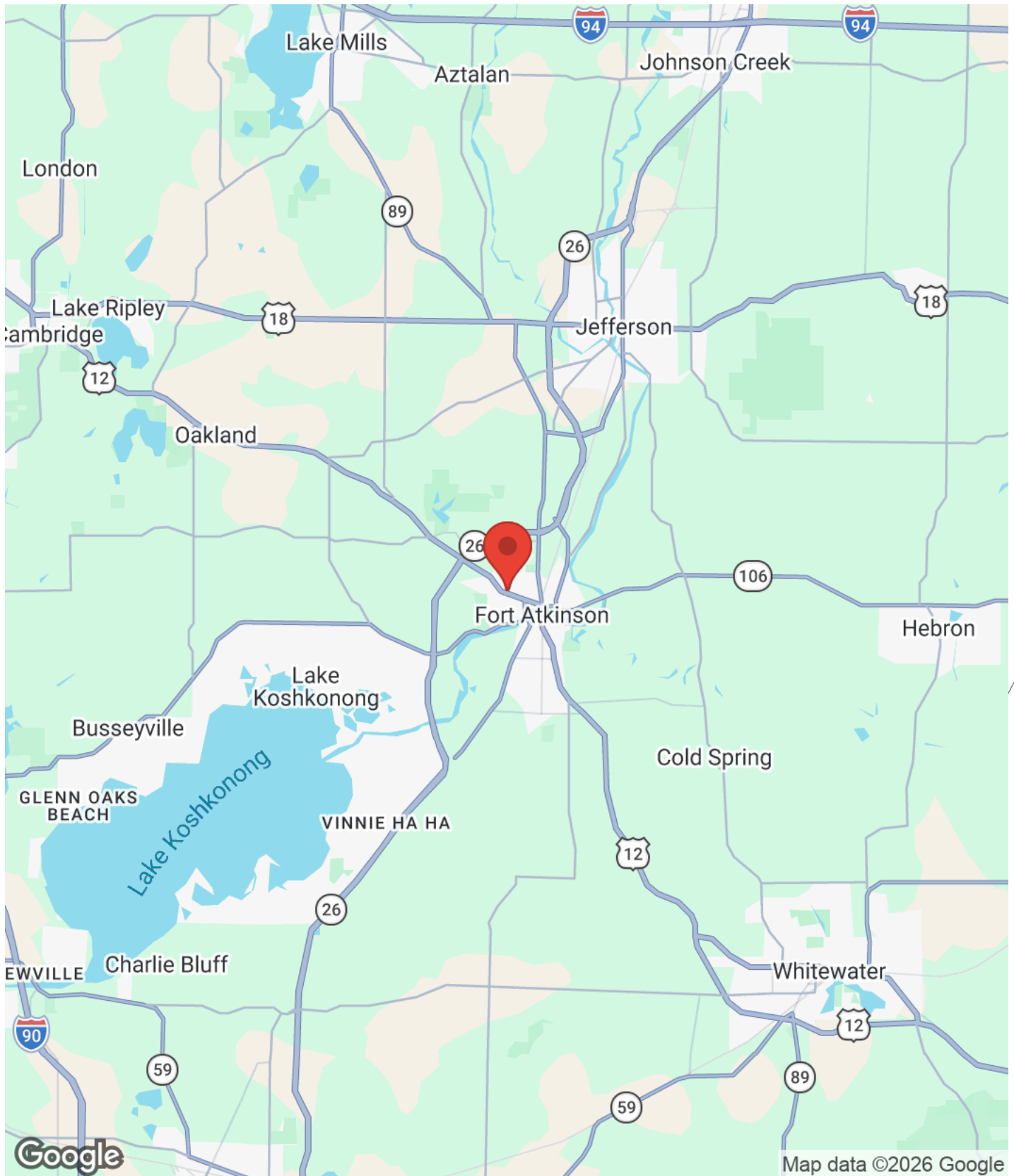
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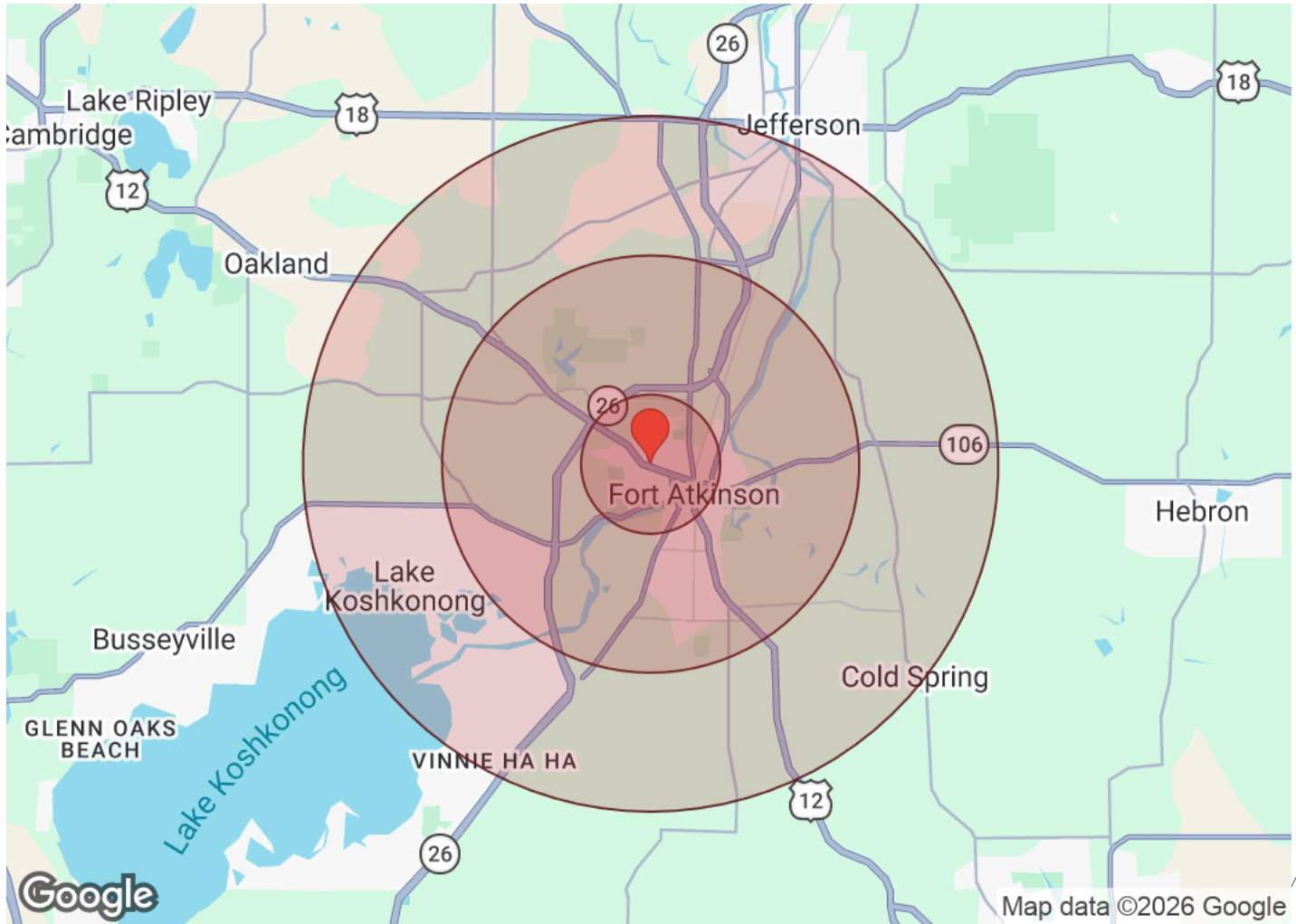




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Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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

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

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
Under \$15k	203	474	668
\$15k - \$25k	104	316	404
\$25k - \$35k	204	403	494
\$35k - \$50k	498	788	1,024
\$50k - \$75k	486	989	1,363
\$75k - \$100k	437	959	1,340
\$100k - \$150k	761	1,481	1,953
\$150k - \$200k	319	567	831
Over \$200k	117	255	474



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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.

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PRESENTED BY:

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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.

