

MIXED USE FOR SALE

# FREEDOM STORAGE SHOPS

6580 LAKE ROAD, WINDSOR, WI 53598

**FREEDOM**  
**STORAGE SHOPS**  
← Enter from Left 6580 Lake Rd.

**FOR SALE**

**CAPSTONE RESOURCES, LLC**

200 River Place, Suite 130  
Monona, WI 53716

*PRESENTED BY:*

**GREG WAGNER**

Broker

O: (262) 424-6586

[gregwagner@kwcommercial.com](mailto:gregwagner@kwcommercial.com)

Each Office Independently Owned and Operated

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## LOCATION & HIGHLIGHTS

6580 LAKE ROAD



### LOCATION INFORMATION

Building Name: Freedom Storage Shops

Street Address: 6580 Lake Road

City, State, Zip Windsor, WI 53598

County: Dane

### PROJECT OVERVIEW

Additional units will become available in the near future. 4 phases are planned, (12 buildings / 25 units). 3 units will be occupied by the developer. A total of 22 units will be sold as commercial condominiums. Prices of subsequent phases may increase. Phase I (3 buildings/6 units) is being offered at this time. Whole buildings (2 units) may be purchased by individual buyers.

### PROPERTY HIGHLIGHTS

- 25 total condos in association
- First six units available by December 2024
- Opportunity to own a premium commercial condominium
- Ideal for small business, hobby, storage, etc
- Convenient location with easy access to Hwy 51 and I-90/94
- Security cameras and exterior lighting
- Finished drywall interior throughout
- Unit sizes 25x50 (1250sf), 25x60 (1500sf), 25x70 (1750sf), 39x50 (1950sf)
- Bathroom/office upgrade and other options available

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## PROPERTY SUMMARY

6580 LAKE ROAD



### Property Summary

Base Unit Price:	\$199,900
Rooms:	1
Building SF:	1,250
Lot Size:	1,250 SF
Year Built:	2025

### Property Overview

Opportunity to own a premium quality, aesthetically pleasing, highly functional storage shop. The development includes 25 units, 3 of which will belong to the developer. By owning one of the available 22 units, build equity rather than having the sunk cost of renting. Many features plus upgrade options. Four unit sizes are available (1,250 s.f.(17 units), 1,500 s.f.(1 unit), 1,750 s.f.(2 units) and 1,950 s.f.(2 units)) or own an entire two unit building. Base unit price of \$199,900 is for a 1,250 s.f. unit.

Some amount of customization is available if purchase occurs early enough in the construction of a given unit or building.

### Location Overview

Conveniently located in the village of Windsor. One mile north of Hwy 51 and Interstate 90/94.

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### **FREEDOM STORAGE SHOPS**

True to character, Abe Degnan of Degnan Design-Build-Remodel has developed a Premium Commercial Condo property in Windsor known as Freedom Storage Shops. Phase I offers five 1,250 s.f. units and one 1,950 s.f. unit. Phase II offers five 1,250 s.f. units and one 1,950 s.f. unit, Phase III offers five 1,250 s.f. units and one 1,500 s.f. unit, Phase IV offers two 1,250 s.f. units and two 1,750 s.f. units.

Easily accessible and conveniently located on Lake Rd one mile north of the interstate. These condos are designed for use by small business, hobbyists, or store cars, boats, motorhomes. Why rent when you can own and build equity? Features include 14' ceiling height, 12x12 overhead door, finished drywall interior, 200 amp electrical service, energy efficient build, and secure and aesthetic environment. Personalize your space with Bathroom & Office upgrades or other available options. Condo fee of \$100/month covers insurance, reserves and assures you won't deal with snow/mow.

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# PROPERTY PHOTOS

6580 LAKE ROAD



# PROPERTY PHOTOS

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# Freedom Storage Shops

## Base Price Features

Unit sizes options of 25x50, 39x50, 25x70, and more  
Sturdy 2x6 wood frame walls with continuous OSB sheathing, 14' ceiling height  
Energy-efficient trusses, 4/12 pitch roof with 7" energy heel  
Rough-in bathroom and central floor drain  
Large 12x12 overhead door with upgraded R-12 insulation, opener and remote included  
Comfortable and efficient insulated concrete slab with reinforcement, fibermesh and rebar as needed  
Energy efficient R-21 wall insulation and R-40 cellulose attic insulation for maximum air tightness  
Finished drywall interior throughout, fully textured white/off-white  
Premium 200 amp electrical service, overhead lighting, ready for your electrical customization  
5-6 huge insulated glass single-hung windows with low-maintenance interior and exterior  
Stained or painted interior doors & trim  
Ceiling-hung gas furnace with thermostat  
Low-maintenance vinyl exterior with masonry veneer  
Pre-wired for ceiling fan (fan not included)  
8 long lasting, efficient LED shop lights  
Lifetime asphalt architectural shingles  
Paved driveway, 2 parking spots for most units and 3 for some  
Exterior lighting and security camera to monitor Freedom Storage Shops overall  
High-Speed Data Available  
1 weatherproof outside outlet 20A 120V

## Bathroom & Office Upgrade Package

Office & bathroom build-out with storage mezzanine above  
Expanded electrical: 5 office outlets, office & bathroom lights, 1 bathroom outlet, and 6 20A120V shop outlets  
Bathroom including sink, toilet, towel bar & TP holder  
Baseboard in office and shop  
240V circuit and energy efficient heat pump PTHP HVAC unit in the office, provided & installed  
Fan/Light/ in bathroom and supplemental electric heat for bathroom  
Choice of up to 4 Cat5 or CATV jacks installed at location of your choice  
Water spigot on interior for convenience and security  
Energy-Efficient on-demand electric water heater

## Additional Options

Upgraded ventilation  
Floor & wall finishes built to suit  
Customized security system or video monitoring  
Windows in Overhead Doors  
Shelving & Organizational Systems  
Customized office and bathrooms  
Expanded HVAC or central air options  
Hot & Cold Water Spigot in shop  
Upgraded water heater options for larger capacity; electric or gas units  
Shop ceiling fan provided & installed  
Epoxy paint finished floor in bathroom & office  
Mustee shop sink with faucet and towel bar