



Pizza

Business For Sale
Pizza Franchise

Oregon, WI 53575

PIZZA

SPECIALTY FLEX FACILITY

OFFERING SUMMARY

Lease Rate: \$18.00/PSF (NNN)

Available SF: Appx 2,600 SF

County: DANE

Township: CITY OF OREGON

LEASE TERM: JULY 2, 2025-JULY 2, 2030

RENEWAL: OPTIONAL (2) 5 YR TERMS

ASKING PRICE: \$260,000



GENERAL PIZZA SHOP PHOTOS



FOR QUESTIONS AND ADDITIONAL INFORMATION,
CONTACT DIONE : 608-886-3205 | DIONE.LAUFENBERG@C21AFFILIATED.COM

CENTURY 21
COMMERCIAL
Affiliated

OWN YOUR OWN PIZZA SHOP

ESTABLISHED LONGSTANDING BUSINESS

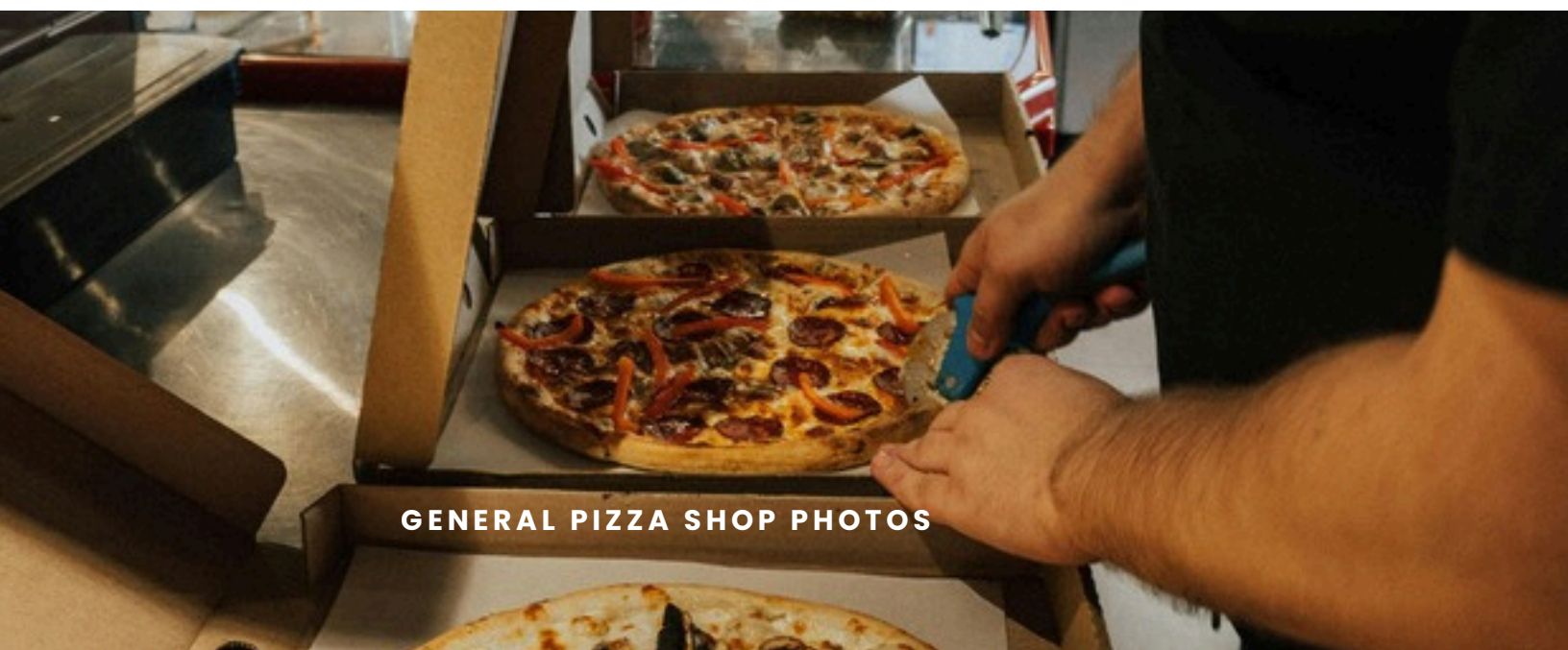
MODIFIED GROSS LEASE

The lease explicitly states the Lessee is NOT responsible for:

- Property taxes
- Parking lot maintenance
- Air conditioner maintenance (building-level)
- Foundation
- Roof
- Structural portions of the building

Instead, the Lessee is responsible for:

- Interior maintenance of their space
- HVAC (within their space)
- Electrical, plumbing, sewer
- Doors, locks, windows
- Nonstructural walls
- Snow removal on walks



GENERAL PIZZA SHOP PHOTOS

TURNKEY PIZZA COMPANY

FOR SALE



FF&E INCLUDED IN SALE

- (a) 1 point of sale system;
- (b) 7 steel tables;
- (c) 1 double-stack oven;
- (d) 1 stove;
- (e) 2 fryers;
- (f) 1 steel-made table;
- (g) 3 refrigerators;
- (h) 4 freezers;
- (i) 7 steel warmers;
- (j) 1 walk-in-cooler;
- (k) 1 ice maker;
- (l) 6 steel sinks;
- (m) 1 steel warming table;
- (n) 20 indoor seating chairs;
- (o) 8 indoor tables
- (p) 1 gyro machine;
- (q) 3 televisions;
- (s) 7 cabinets;
- (t) 12 steel shelving;
- (u) 1 wooden box structure;
- (v) 1 sanitation machine;
- (w) 1 vertical chopper machine;
- (x) 1 outdoor sign;
- (y) 3 outdoor wrought iron tables;
- (z) 12 outdoor wrought iron chairs;
- (aa) 2 bathroom fixtures;
- (ab) 4 monitors;
- (ac) 1 fax machine;
- (ad) 1 copy machine;
- (ae) 1 doughsheeter;
- (af) 1 office desk;

FRANCHISE ESTABLISHMENT

OWN AND OPERATE PIZZA RESTAURANT



PROFITS/FINANCIALS

- Gross Profit Margin (GPM) for 2024 is 68.85%
- Net Profit Margin (NPM) for 2024 is 13.60%
- Average Net Profit for 2024 is \$113,741.35

BUILDING NAME OR ADDRESS

GREAT FLEX SPACE OPPORTUNITY IN DOWNTOWN!



PROPERTY DETAILS

- Personal training studios
- Group fitness classes
- Strength & conditioning programs
- Cross-training or functional fitness
- Wellness or performance-based concepts

Property Highlights:

- Spacious open workout area
- High ceilings with flexible layout potential
- Durable fitness-appropriate flooring
- Ample room for equipment, turf, or specialty build-outs
- On-site parking for members and staff
- Easy access to Hwy 51 for commuters

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NEW LEASE OPPURTUNITY

YOUR NEW BUSINESS LOCATION AWAITS

PROPERTY DETAILS

Updates and Renovations

Fully renovated in 2015

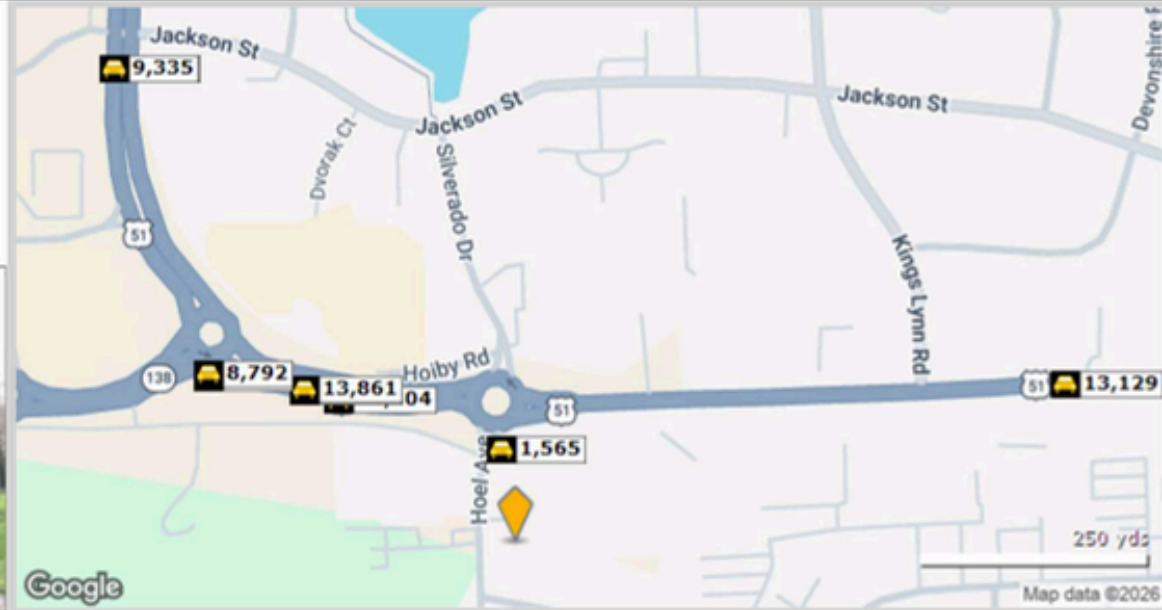
- Improvements:
- New roof (2015)
- New HVAC (2015)
- Modernized floor plan
- Two locker rooms
- Physical therapy room
- Group fitness room
- Multiple dedicated training zones
- Laundry room
- Security system
- Ample parking
- Significant outdoor space for expansion or training use

BUILDING NAME OR ADDRESS

LOCATION DETAILS

225 Hoel Ave, Stoughton, WI 53589

Building Type: **Class C Office**
 Class: **C**
 RBA: **4,500 SF**
 Typical Floor: **4,500 SF**
 Total Available: **0 SF**
 % Leased: **100%**
 Rent/SF/Mo: **-**



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 Hoel Ave	McComb Rd	0.01 SW	2023	1,576	MPSI	.06
2 Hoel Ave	McComb Rd	0.01 SW	2025	1,565	MPSI	.06
3 US Highway 51	Hwy 138	0.04 NW	2025	13,804	MPSI	.14
4 US Hwy 51	State Hwy 138	0.04 NW	2020	13,963	MPSI	.17
5 US Hwy 51	Hwy 138	0.04 NW	2024	13,861	MPSI	.17
6 State Hwy 138	Hwy 51	0.02 NE	2025	8,762	MPSI	.22
7 State Hwy 138	Hwy 51	0.02 NE	2024	8,792	MPSI	.22
8 US Highway 51	King St	0.07 E	2025	13,129	MPSI	.36
9 US Hwy 51	Hults Rd	0.02 N	2024	9,364	MPSI	.39
10 US Hwy 51	Hults Rd	0.02 N	2025	9,335	MPSI	.39

Radius	1 Mile	3 Mile	5 Mile
Population			
2029 Projection	6,641	16,874	20,491
2024 Estimate	6,405	16,370	19,896
2020 Census	6,238	16,460	20,094
Growth 2024 - 2029	3.68%	3.08%	2.99%
Growth 2020 - 2024	2.68%	-0.55%	-0.99%



BUILDING NAME

123 Main Street City, State Zip

DIONE LAUFENBERG

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