

LAND FOR SALE

6204 NESBITT ROAD

6204 NESBITT ROAD, FITCHBURG, WI 53719



Vacant Land Development Opportunity

Price Reduction

FOR SALE - \$199,000 (0.41 ACRES)

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



PRESENTED BY:

KATIE ARMSTRONG
Commercial Real Estate Broker
office: (608) 443-1023
cell: (608) 833-6333
karmstrong@oakbrookcorp.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. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

6204 NESBITT ROAD | FITCHBURG, WI 53719



Property Summary

Price:	\$199,000
Lot Size:	0.41 Acres (17,860 SF)
Utilities:	At street
Zoning:	B-G General Business
Access:	Hwy 18/151 + McKee Rd

Property Overview

This property is ideal for a small mixed-use development, with commercial space on the first floor and apartments above, or may be developed as a small retail/office building (approx. 4-5,000 SF or less). It is conveniently located near major retailers such as Super Target, Hy-Vee, The Princeton Club, Aldi, US Cellular, and Kwik Trip in Fitchburg. The site offers easy access with newly improved highways at Verona Road and Hwy PD/McKee Road.

Potential development plans, which are included in sale, allow for approximately 1,500–2,500 square feet of first-floor commercial space, two two-bedroom apartment units on the second floor, and two single-car garages. Other development options are possible based on Buyer's needs. The lot is mostly cleared and suitable for various commercial uses, including service retail, office space, live/work units, and medical offices. Additionally, the surrounding area is rapidly growing, with new luxury apartments, senior housing, hotels, and other developments, enhancing the neighborhood and customer traffic.

See Broker for additional details related to available development plans for the site.

BUSINESS MAP

6204 NESBITT ROAD | FITCHBURG, WI 53719



U UWCW **MOOYAH** **WINGSTON**

The Flying Hound Alehouse

Jockey Mike's
SALES

ALDI

ALDI

tropical **CAFE** **JJ**

Kwik
careers

orange **shoe**

City

Glamour Nails

W

dwelling
interior design • home furnishings

Jung
Garden Center

Target
careers

HyVee

Goldfish Swim School

PET SUPPLIES PLUS
More than the basics.

PRINCETON CLUB

Rise High Learning Academy

INTERCONTINENTAL **Staybridge Suites**
HOTELS & RESORTS

SwimWest

Bella Domicile

Grand Appliance and TV

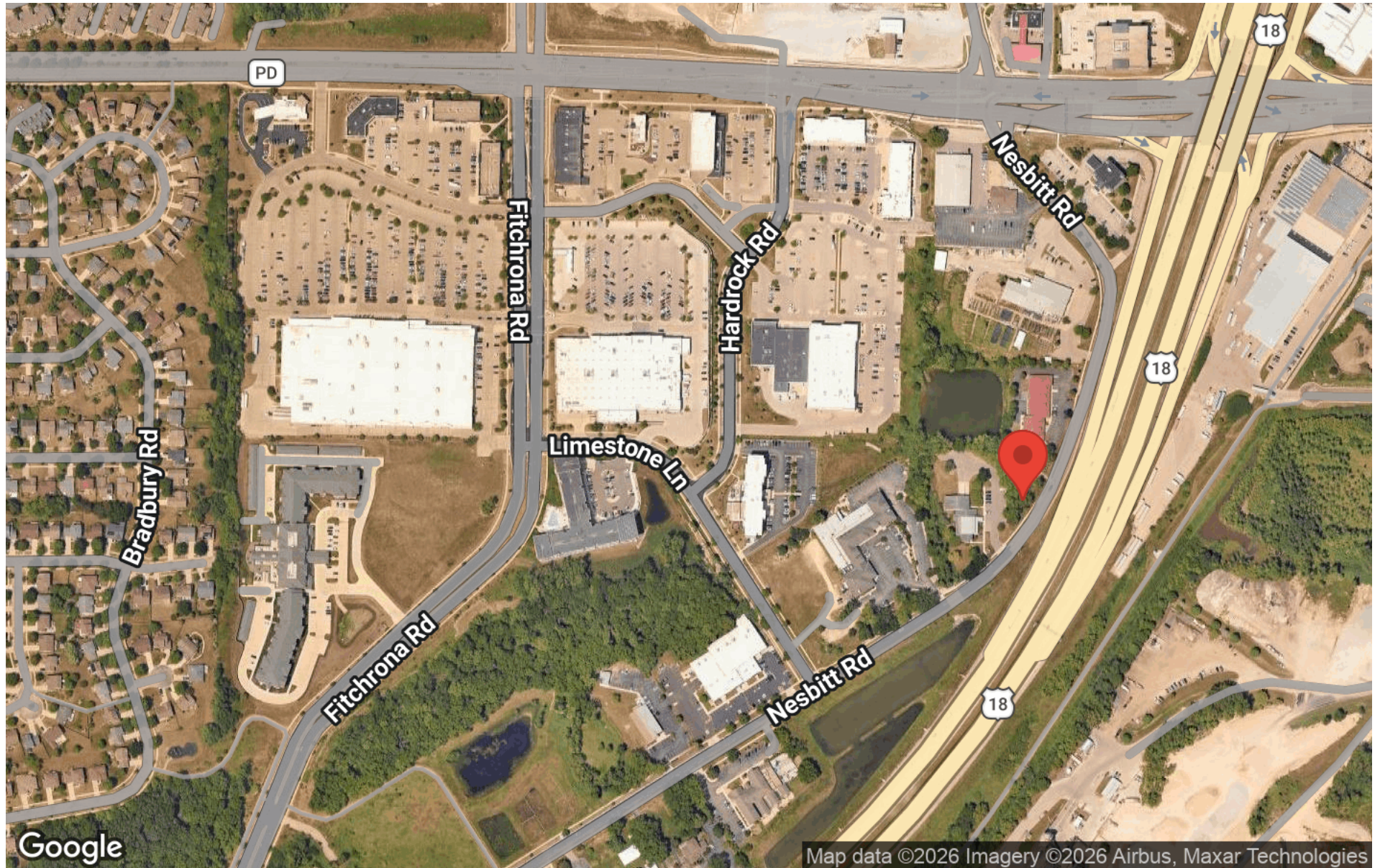
Pancake Café

AF Anytime Fitness

Quivey's Grove Restaurant

AERIAL MAP

6204 NESBITT ROAD | FITCHBURG, WI 53719



OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



KATIE ARMSTRONG
Commercial Real Estate Broker
O: (608) 443-1023
C: (608) 833-6333
karmstrong@oakbrookcorp.com

Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

DISCLOSURE TO CUSTOMER

6204 NESBITT ROAD | FITCHBURG, WI 53719

State of Wisconsin - Disclose to Non-Residential Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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. An Agent of the Firm 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 the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

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 and 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.

NOTICE ABOUT SEX OFFENDER REGISTRY 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://www.doc.wi.gov> or by telephone at 608-240-5830.