



FOR SALE
MIXED USE

PORTAGE MIXED USE DUPLEX
303 East Wisconsin Street, Portage, WI 53901

- Prime Downtown Portage Location with Strong Visibility
- Mixed-Use Building with Income & Owner-User Potential
- Priced at \$250,000 with Upside Opportunity



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Property Summary

Address1:	303 East Wisconsin Street
Address2:	Portage, WI 53901
Building SF:	1,936
Frontage:	47.00
Lot Size:	0.09 Acres
Price:	\$250,000
Year Built:	1900
Zoning:	Commercial

Property Overview

Downtown Portage mixed-use property featuring two units with flexible owner-user or investment potential. Main level commercial space offers excellent visibility and versatility for retail, office, or service use, while the second unit provides added income opportunity. Offered at an attractive \$250,000 price point.

Location Overview

Located in the heart of Portage, 303 E Wisconsin St benefits from a central downtown location with convenient access to local shops, restaurants, professional services, and community amenities. Portage serves as a regional hub between Madison and Wisconsin Dells, offering strong commuter connectivity via Interstate 39, Interstate 90, and Interstate 94. The area supports a mix of retail, office, service, and residential uses, creating steady local traffic and long-term business potential.



Portage Mixed Use Duplex

Positioned in a prime downtown location, 303 E Wisconsin St in Portage offers a versatile mixed-use opportunity perfect for investors or owner-occupants. This well-located property features a commercial space on the main level with excellent street visibility—ideal for retail, office, or service-based businesses looking to benefit from steady traffic. With its flexible layout, strong visibility, and dual-income potential, this property is a rare find in Portage’s growing commercial corridor. Whether you’re expanding your portfolio or launching a business with built-in rental income, this property delivers both functionality and opportunity. First floor tenant is a non profit group who pays all utilities, and lawn and snow. Occupying space under an in-kind donation.

PROPERTY PHOTOS

PORTAGE MIXED USE DUPLEX

303 East Wisconsin Street

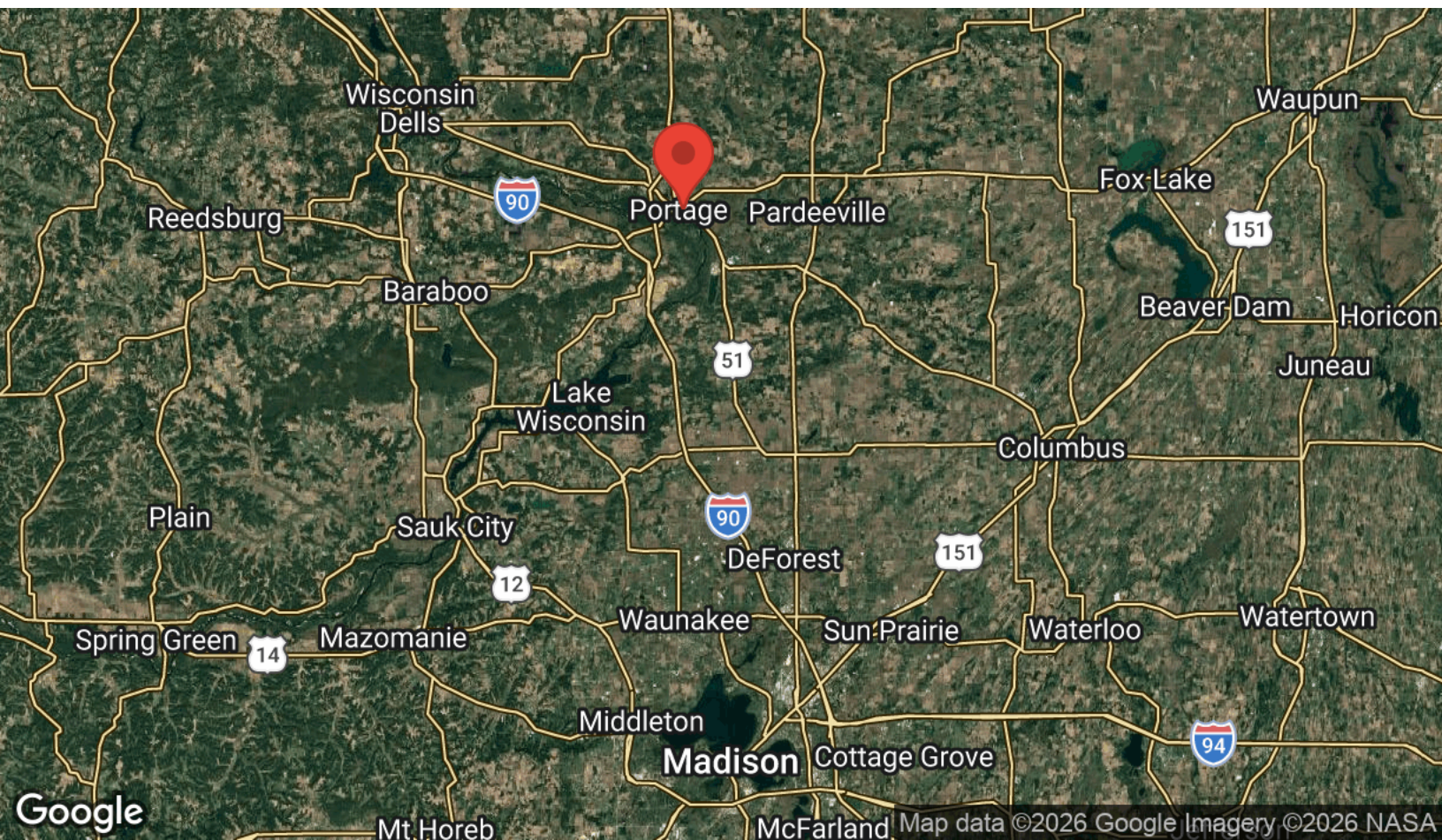
Portage, WI 53901



LOCATION MAPS

PORTAGE MIXED USE DUPLEX

303 East Wisconsin Street
Portage, WI 53901

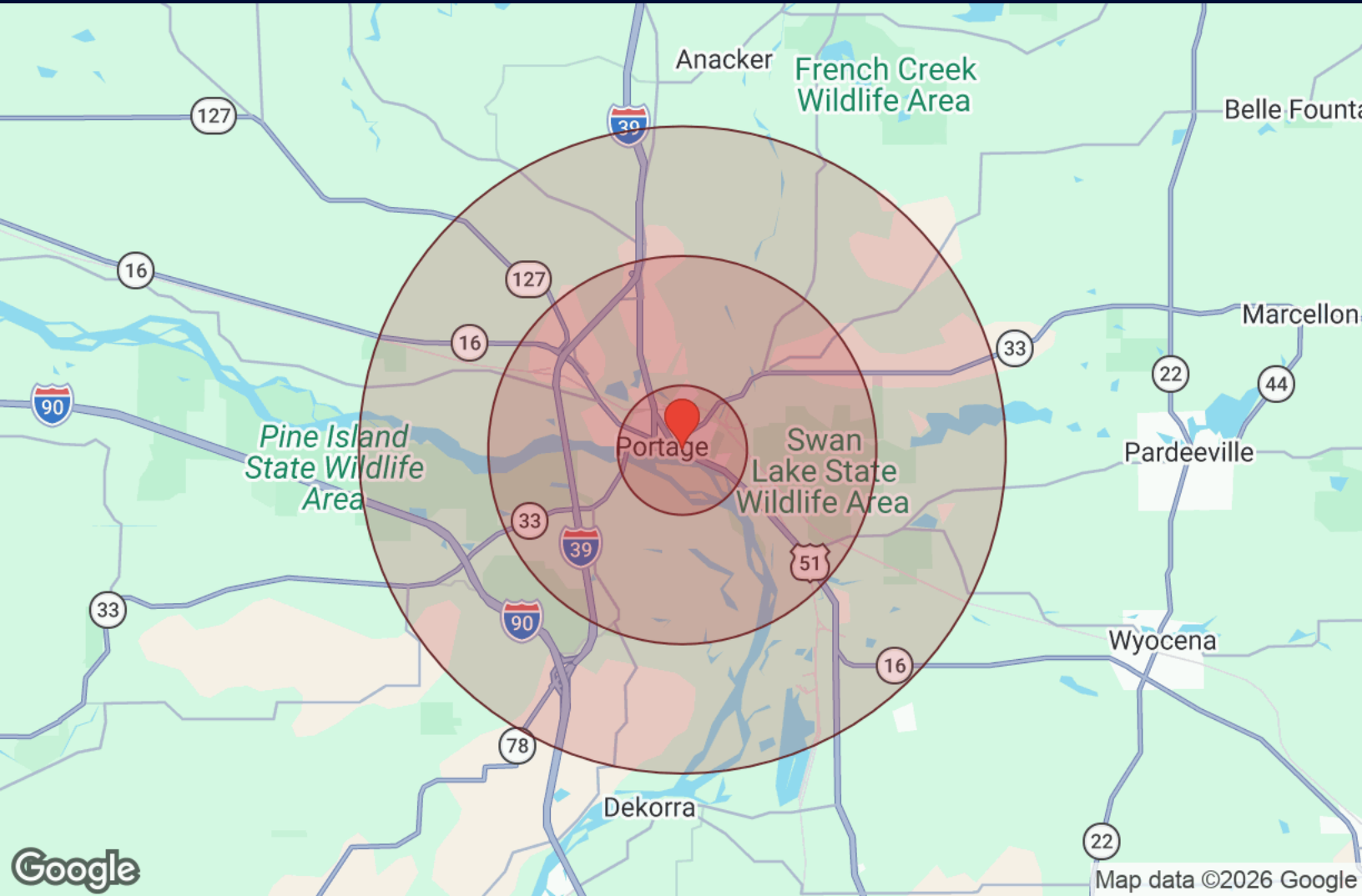


BUSINESS MAP

PORTAGE MIXED USE DUPLEX

303 East Wisconsin Street
Portage, WI 53901





Distance: ● 1 Mile ● 3 Miles ● 5 Miles

	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	2,595	5,676	7,321	Median	\$61,152	\$66,987	\$70,283
Female	2,569	5,150	6,609	Under \$15k	315	504	553
Total Population	5,165	10,826	13,930	\$15k - \$25k	107	298	397
				\$25k - \$35k	225	413	480
Housing				\$35k - \$50k	358	655	805
Total Units	2,551	5,140	6,658	\$50k - \$75k	350	724	968
Occupied	2,296	4,634	6,005	\$75k - \$100k	350	714	957
Owner Occupied	1,368	2,630	3,774	\$100k - \$150k	307	724	951
Renter Occupied	928	2,004	2,231	\$150k - \$200k	179	366	475
Vacant	254	506	653	Over \$200k	106	235	417
Age							
Ages 0 - 14	881	1,736	2,171				
Ages 15 - 24	621	1,338	1,652				
Ages 25 - 54	2,148	4,495	5,493				
Ages 55 - 64	665	1,359	1,840				
Ages 65+	851	1,899	2,773				



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.

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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.