



For Sale

Contact

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670 Water St, Prairie Du Sac, WI 53578

Fully Entitled 53-Unit Multifamily and Retail Project

Site Size	Approximately 0.5 Acres
Retail Space	1,325 SF
Type	Mixed Use Development
Sale Price	\$475,000

- Project will include 53 apartment units with a commercial/retail space on ground level
- Broker interest in site

Project Details

53 Apartments	13 Studios 25 1-Bed & 1-Bed+Den 15 2-Bed & 2-Bed+Den
Retail Space	Ground Level Commercial/Retail 1,325 SF Corner Suite
Parking	52 Underground Parking Stalls



Area Amenities

- Access to Wisconsin River and Great Sauk Trail
- Paddle board, canoe and kayak storage
- Indoor gym on site
- Bicycle Parking within
- Fire pits & native plants along the Wisconsin River
- 1,500 SF clubroom and community patio
- The village headquarters Culver's, Mueller Sports medicine, and Badgerland Financial.
- The Chamber of Commerce studies show a high need for housing in this area for both empty nesters looking to downsize and Madison/Dane county residents looking for savings.



Demographics



Population
1 mi: 4,050
3 mi: 10,088
5 mi: 11,862



Households
1 mi: 1,807
3 mi: 4,289
5 mi: 5,038



Household Income
1 mi: \$93,003
3 mi: \$102,119
5 mi: \$103,126



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