



Dental Clinic Investment Sale



4793 Hayes Rd,
Madison, WI 53704

Property Highlights

Building Size	4,000 SF
Land Area	23,699 SF (0.544 Acres)
Year Built	1987
Zoning	CC-T
Construction	Wood Frame with Vinyl Siding
Current Use	Single-Tenant Dental Clinic
Price	\$730,000

Positioned in a thriving commercial corridor, this well-maintained dental clinic offers a rare owner-user or investment opportunity in the heart of Madison's east side. Currently leased to Midwest Dental, the property delivers immediate income stability with professional-grade improvements and strong area demographics.



Camp Perret
337-303-8201
Camp@hcp-investments.com

Building Features

Modern medical/dental office layout with reception, operatories, and staff areas

(3) forced-air furnaces with central A/C

(2) restrooms

(2) on-grade automatic overhead doors (8' x 10')

Laundry facilities

28 surface parking stalls for staff and patients

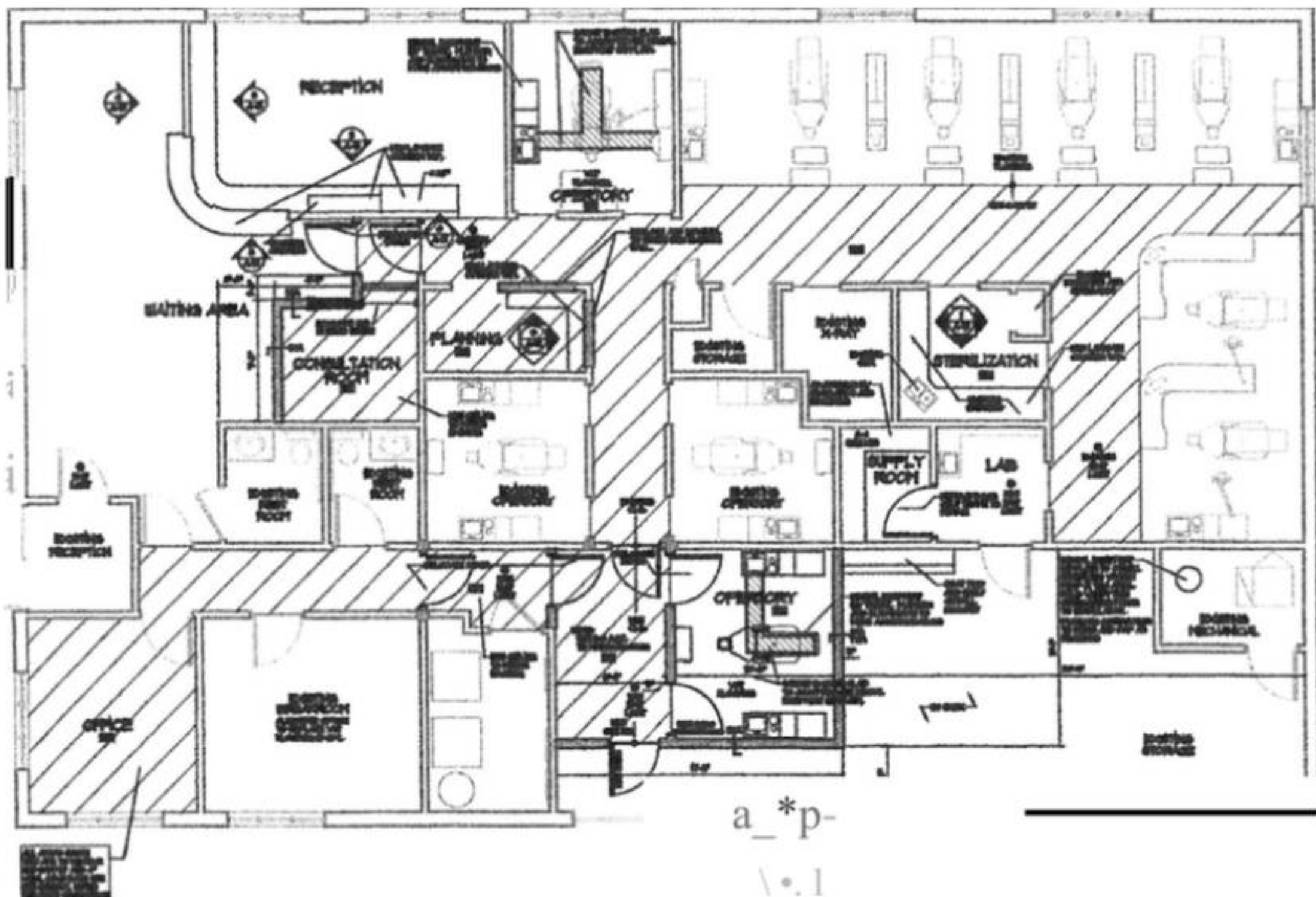
Building signage for high visibility

This property's stable tenancy and functional design make it ideal for both investors seeking reliable returns and practitioners looking to occupy a turnkey clinic.

Investment Details

Assessed Value (2024)	\$493,200
2024 Property Taxes	\$8,647.58
Tenant	Midwest Dental
Property Type	Medical/Dental Office

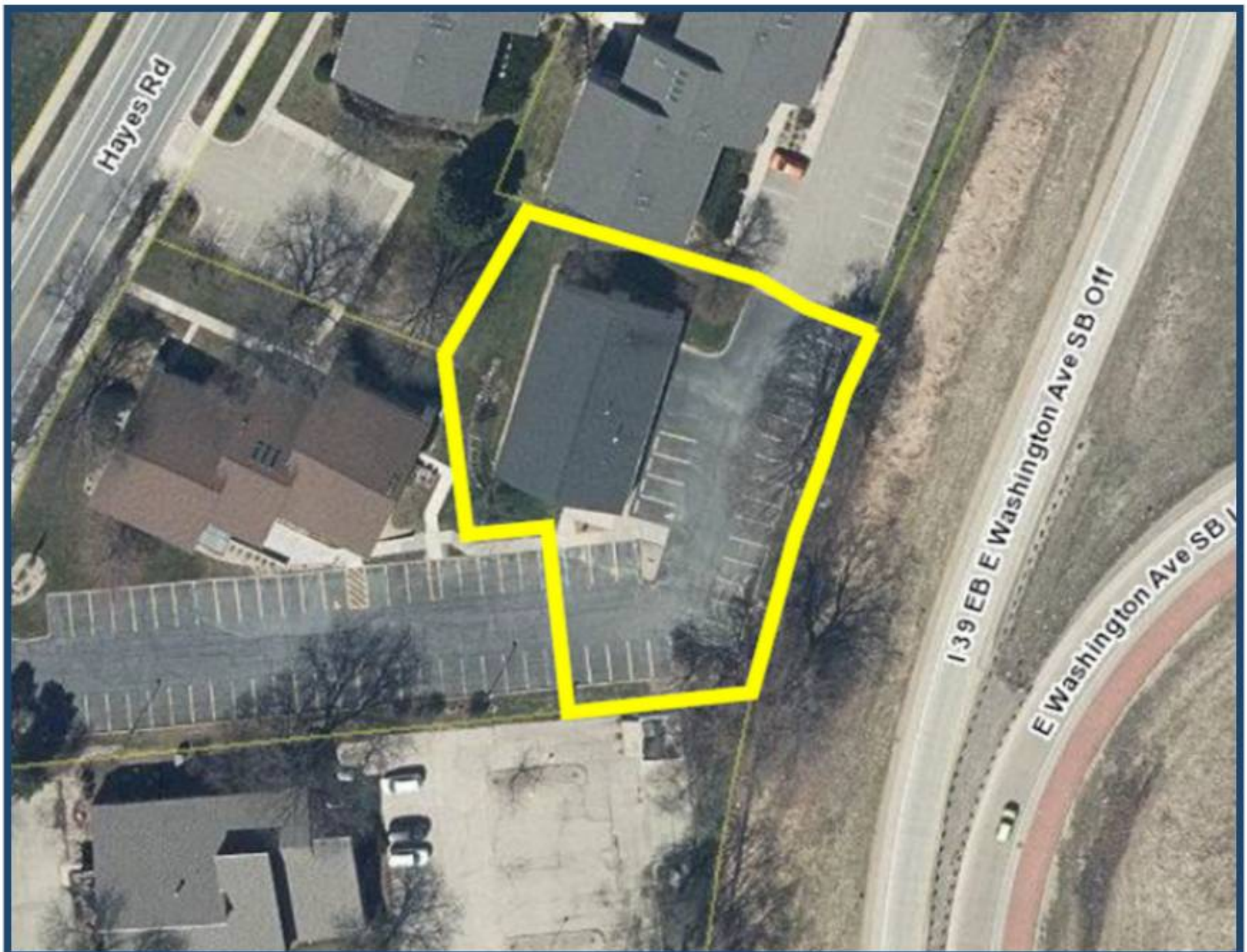
Building Floor Plan



Area & Demographics

Located in a high-traffic area surrounded by residential neighborhoods, retail centers, and medical users — ensuring steady patient volume and excellent accessibility.

Radius	Population	Avg. Household Income
1 Mile	6,511	\$81,237
3 Miles	35,350	\$96,708
5 Miles	123,148	\$106,920





North Elevation of Building Facing South



East Elevation of Building Facing West



South Elevation of Building Facing North

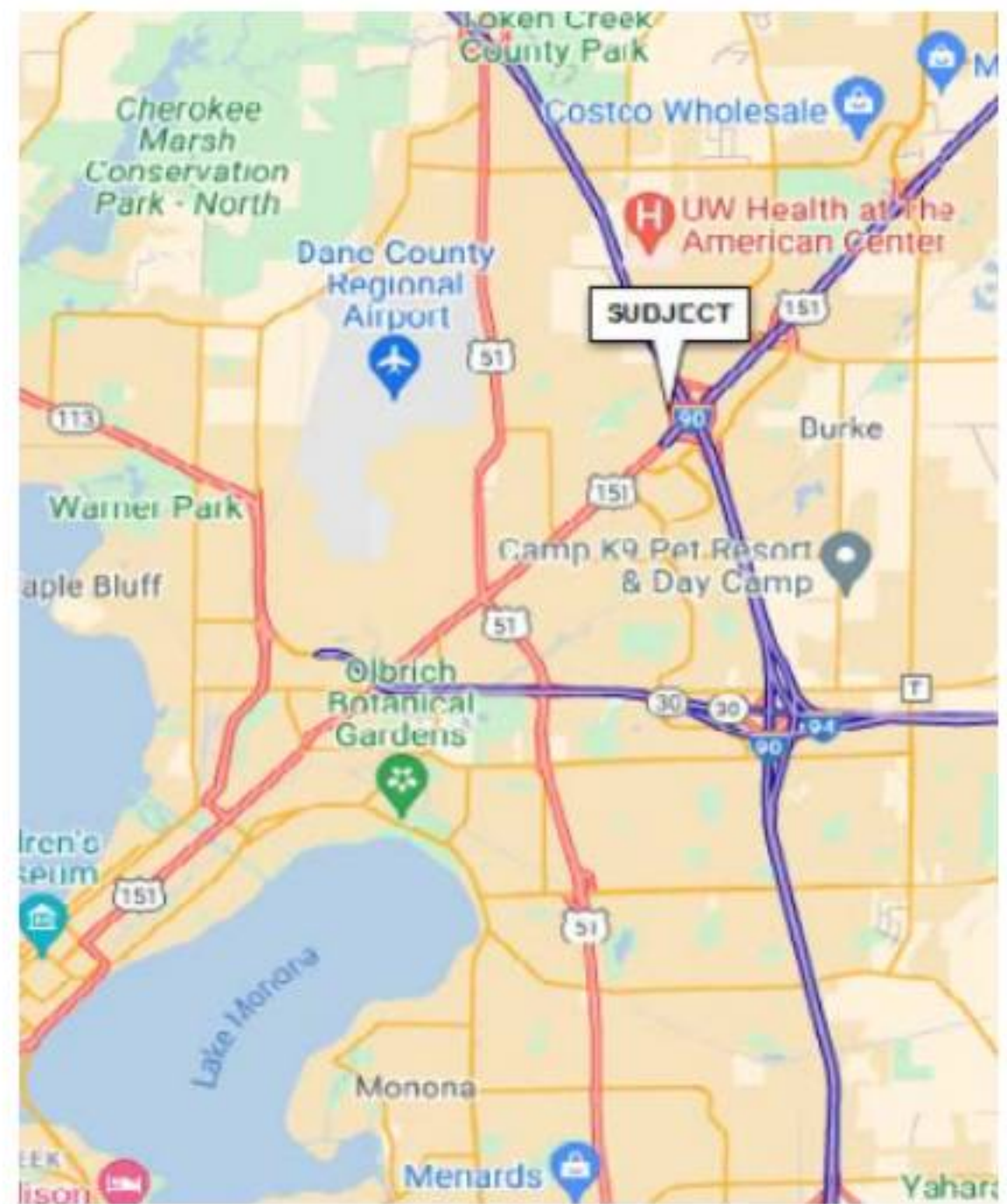


West Elevation of Building Facing East

Location Highlights

The aerial map highlights the property's prime position within Madison's growing East-side commercial corridor:

- High visibility along Hayes Rd. with convenient access to major routes including E Washington Ave and I-90.
- Nearby Businesses: Walgreens, Kwik Trip, Starbucks, and a variety of healthcare and retail establishments.
- Proximity to Key Areas: Less than 10 minutes to Downtown Madison, East Towne Mall, and Dane County Regional Airport.
- Surrounding Neighborhoods: Established residential communities provide a consistent patient base and workforce population.



DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

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

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

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

39 _____

40 _____

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

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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