

OFFICE FOR SALE | DEVELOPMENT SITE

OFFICE BUILDING FOR SALE | DEVELOPMENT OPPURTUNITY

4506 REGENT ST, MADISON, WI 53705



FOR SALE - \$995,000 | 11,616 SF

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



PRESENTED BY:

TONY KEUNTJES

CRE Associate

office: (608) 443-1039

cell: (715) 451-3252

akeuntjes@oakbrookcorp.com

BRYANT MEYER, CCIM

Broker, Associate

office: (608) 443-1004

cell: (608) 633-2242

srbmeyer@oakbrookcorp.com

SEAN RUHLY

CRE Associate

office: (608) 838-3100

cell: (608) 338-7846

sruhly@oakbrookcorp.com

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Property Summary

Address:	4506 Regent St
Price:	\$995,000
Building SF:	11,616 SF
Lot Size:	.39 AC
Year Built:	1963
Parking:	18 Parking Stalls
Parking Ratio:	1.54 per 1,000 SF
Signage:	Monument
Zoning:	SE (Suburban Employment)
Future Land Use:	CMU
QCT:	Yes (2026)

Property Overview

The mixed-use commercial property at 4506 Regent Street in Madison, WI offers a versatile opportunity for redevelopment, investors, or owner-users. The upper level features a recently updated salon space that supports continued salon or personal care use. The remainder of the upper floor was previously occupied by a dental practice.

The upper level offers approximately 2,623 sf in addition to the 3,185 sf finished salon space. The lower level is currently occupied by three short-term tenants totaling 2,667 sf.

Location Overview

Located on Regent Street in Madison, WI, the property offers convenience to both the suburbs and downtown, holding close proximity to Hilldale shopping center. The site is currently zoned SE (Suburban Employment) With future land use designation of CMU (Community Mixed-Use), allowing for redevelopment potential of 2 to 6 stories and up to 50 residential units based on the properties acreage. The property is also located within a Qualified Census Tract (2026), providing potential tax credit opportunities for development incorporating affordable housing.

EXTERIOR PHOTOS

4506 Regent St | Madison, WI 53705



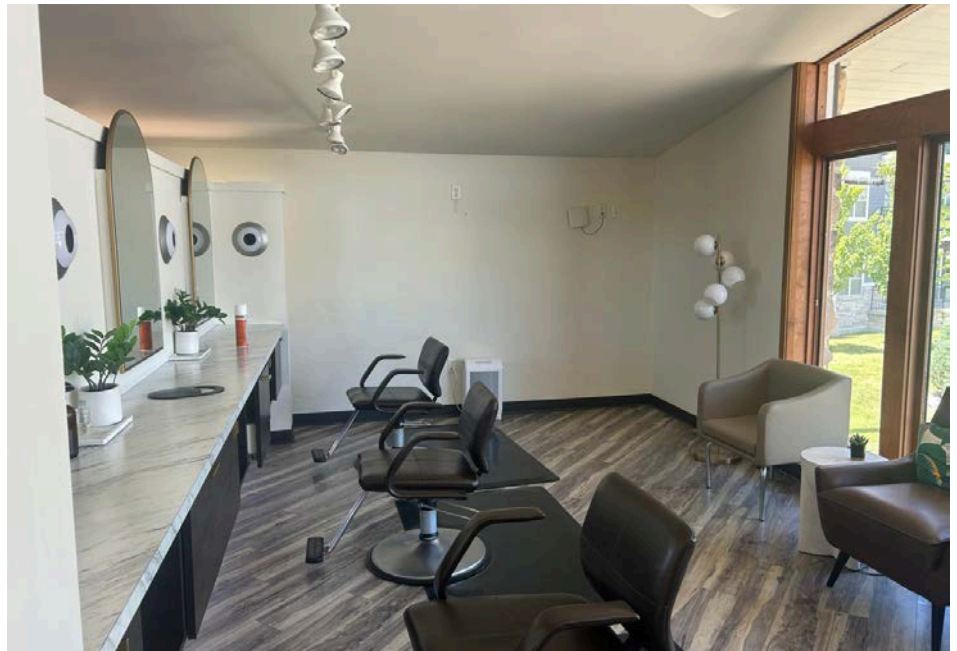
TONY KEUNTJES
(608) 443-1039
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BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

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UPPER-LEVEL INTERIOR PHOTOS

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UPPER-LEVEL INTERIOR PHOTOS

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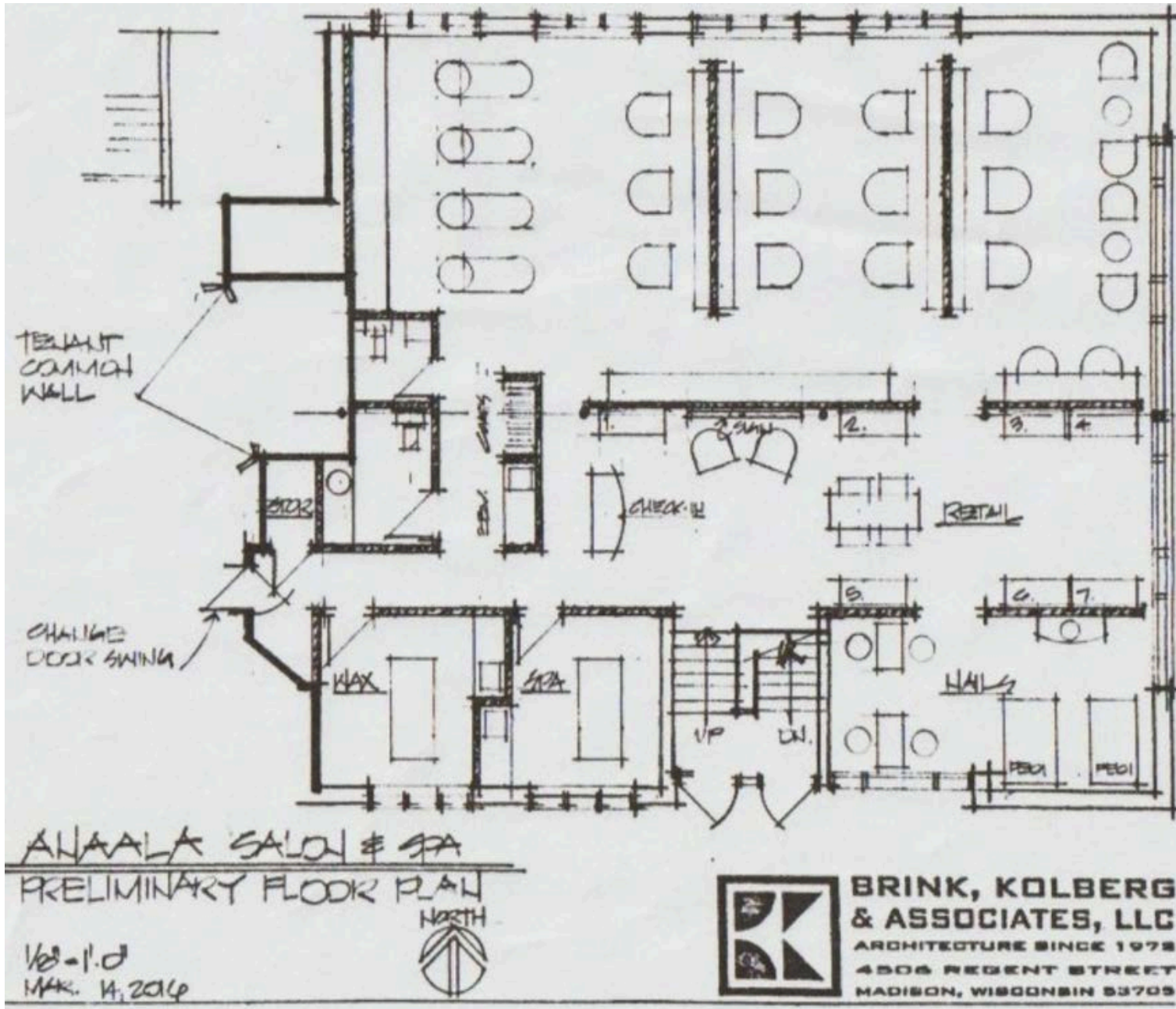


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BRYANT MEYER, CCIM
(608) 443-1004
bmeyer@oakbrookcorp.com

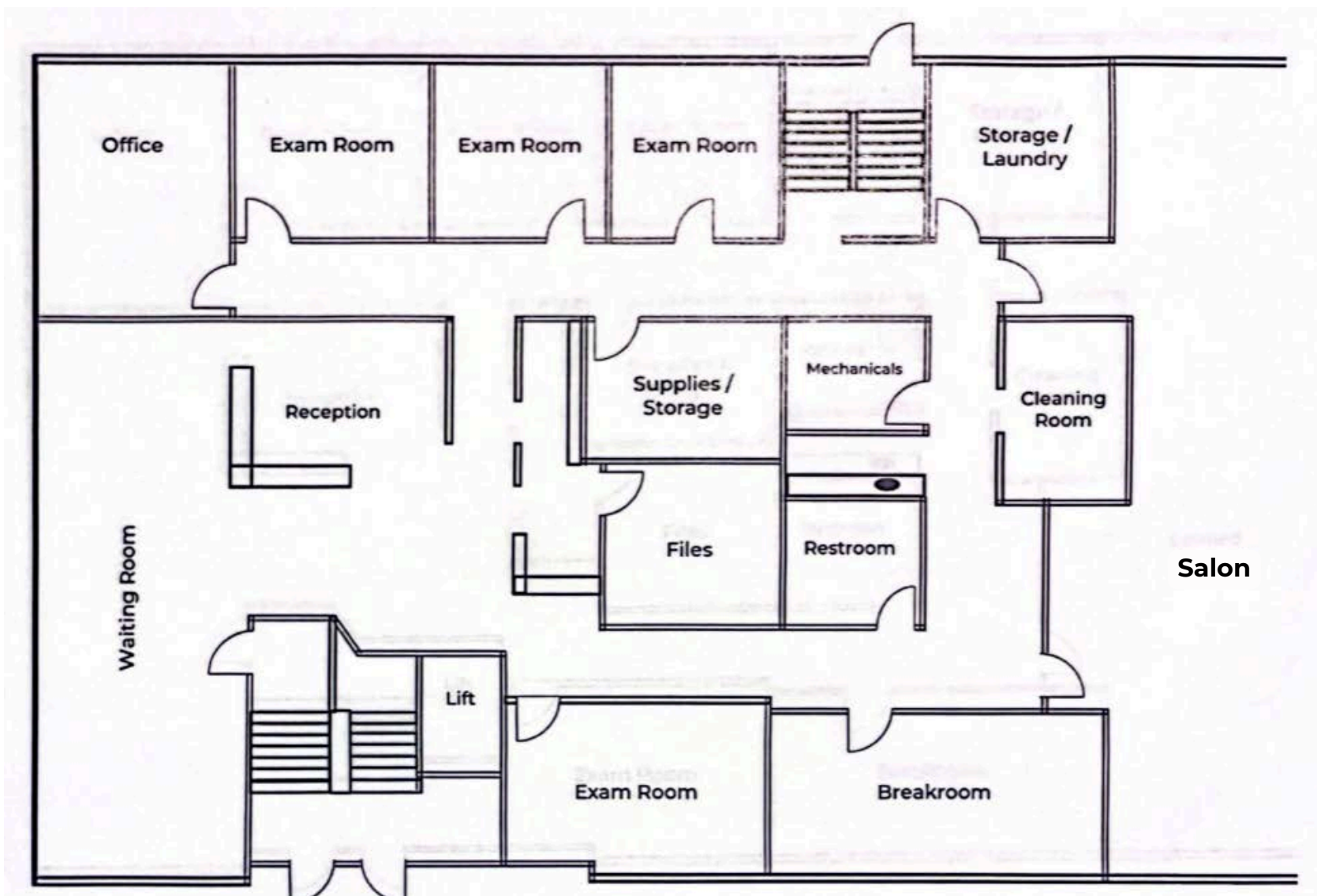
SEAN RUHLY
(608) 838-3100
sruhly@oakbrookcorp.com





UPPER LEVEL FLOOR PLAN

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CMU Zoning Future Land Use

QUALIFIED CENSUS TRACT

AERIAL SITE OUTLINE

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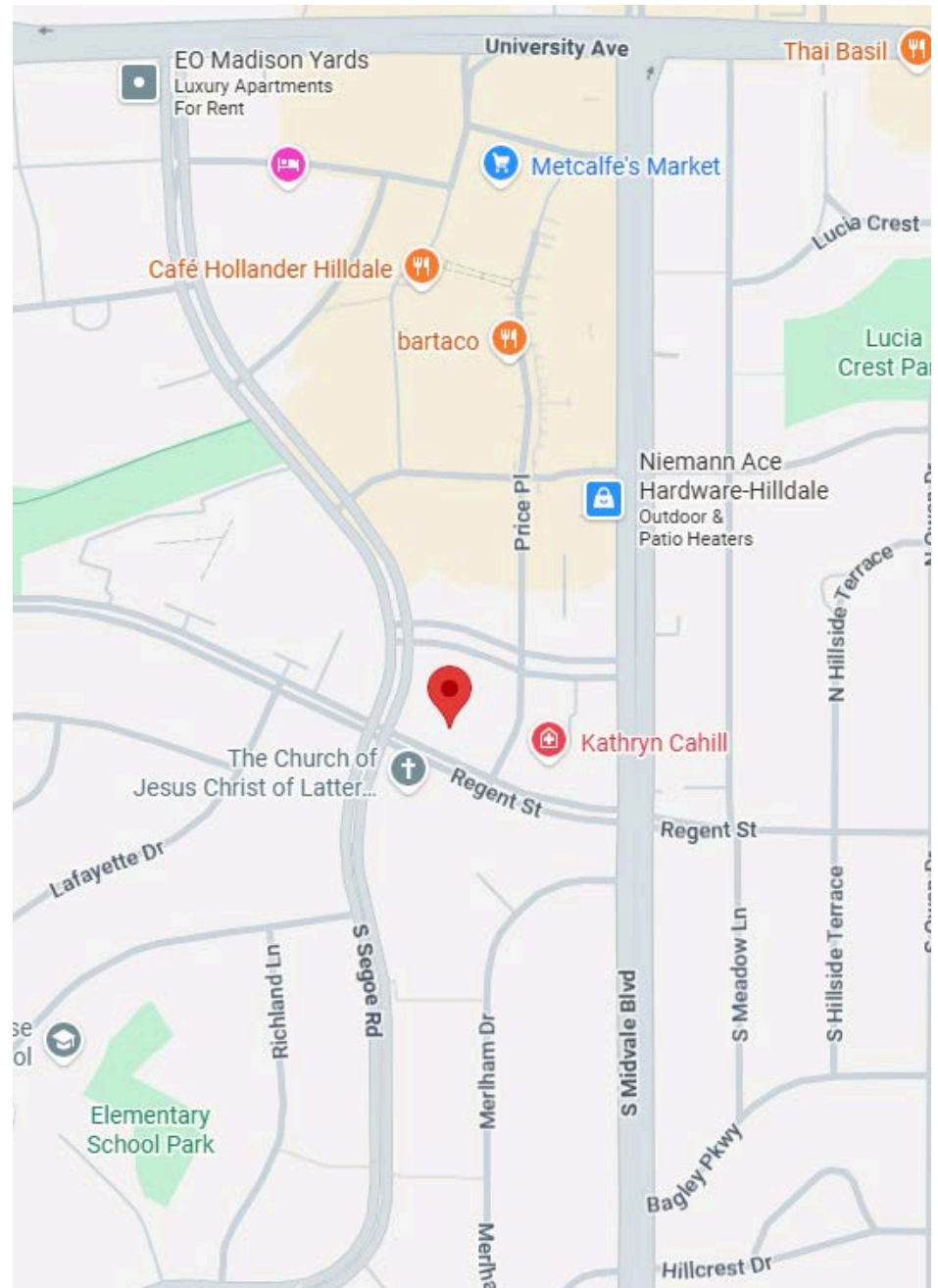
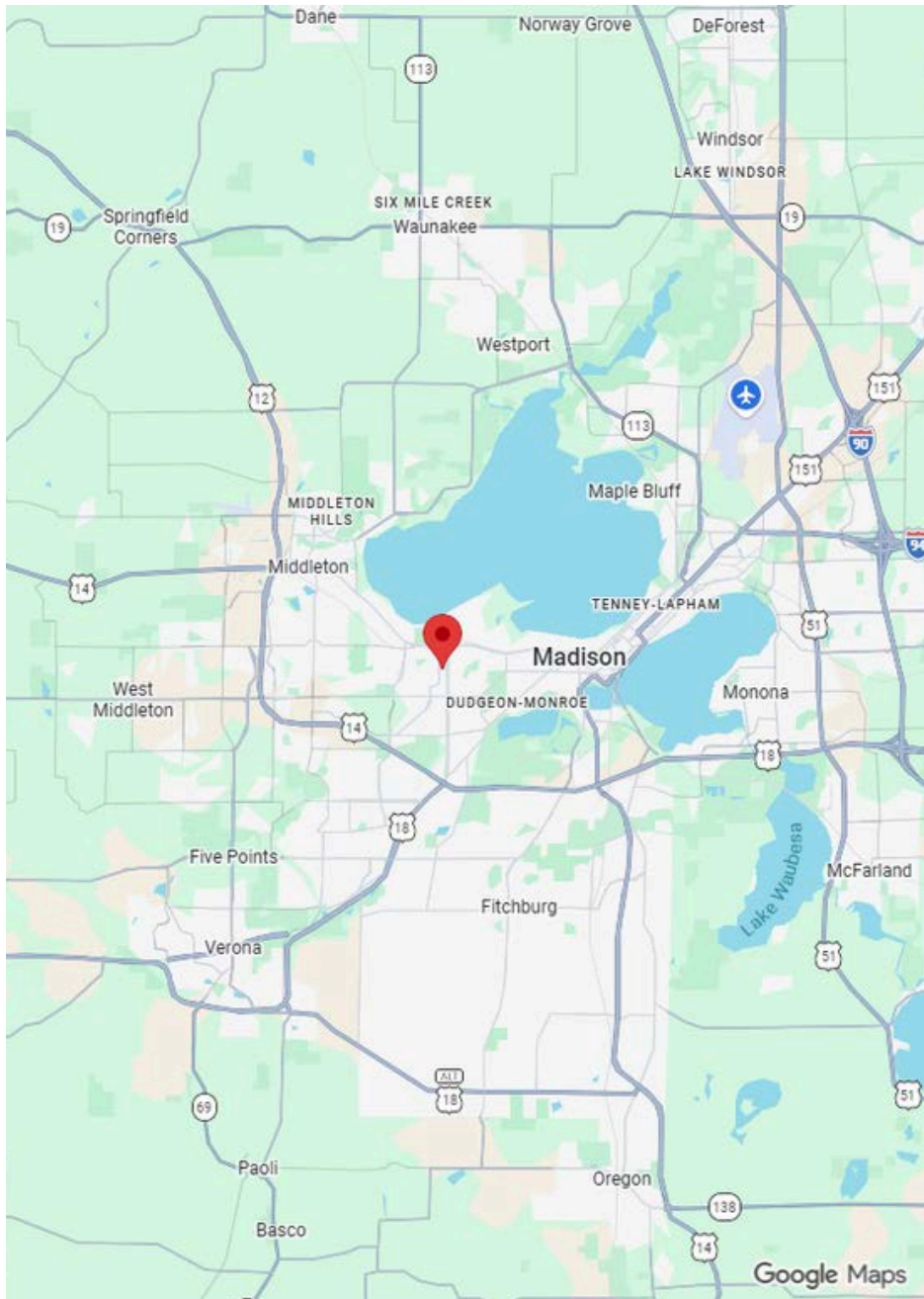
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LOCATION MAP

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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.