

Real Estate For Sale

2722 Atwood Ave. Madison WI 53714
Asking Price \$ 159,900

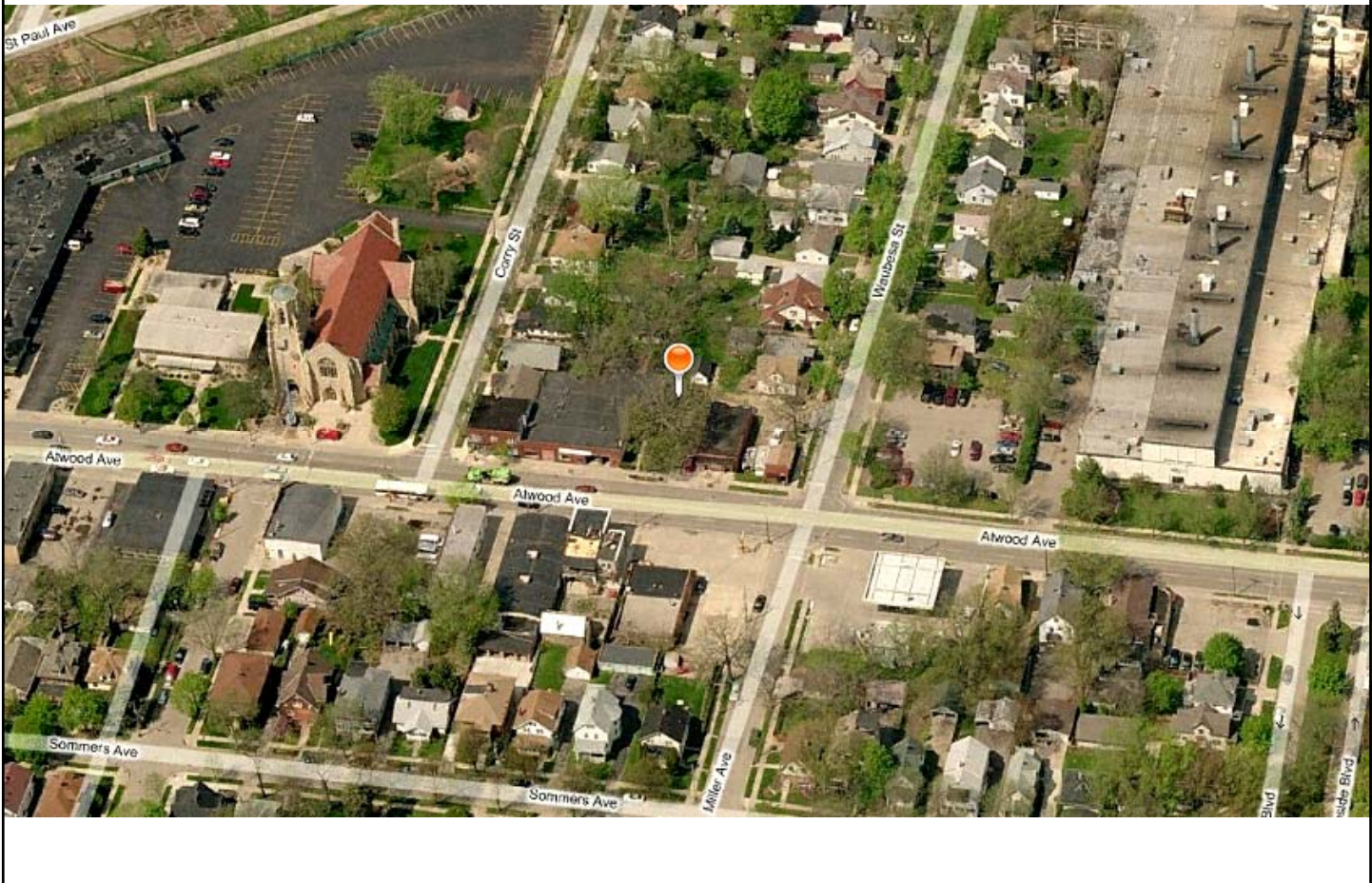
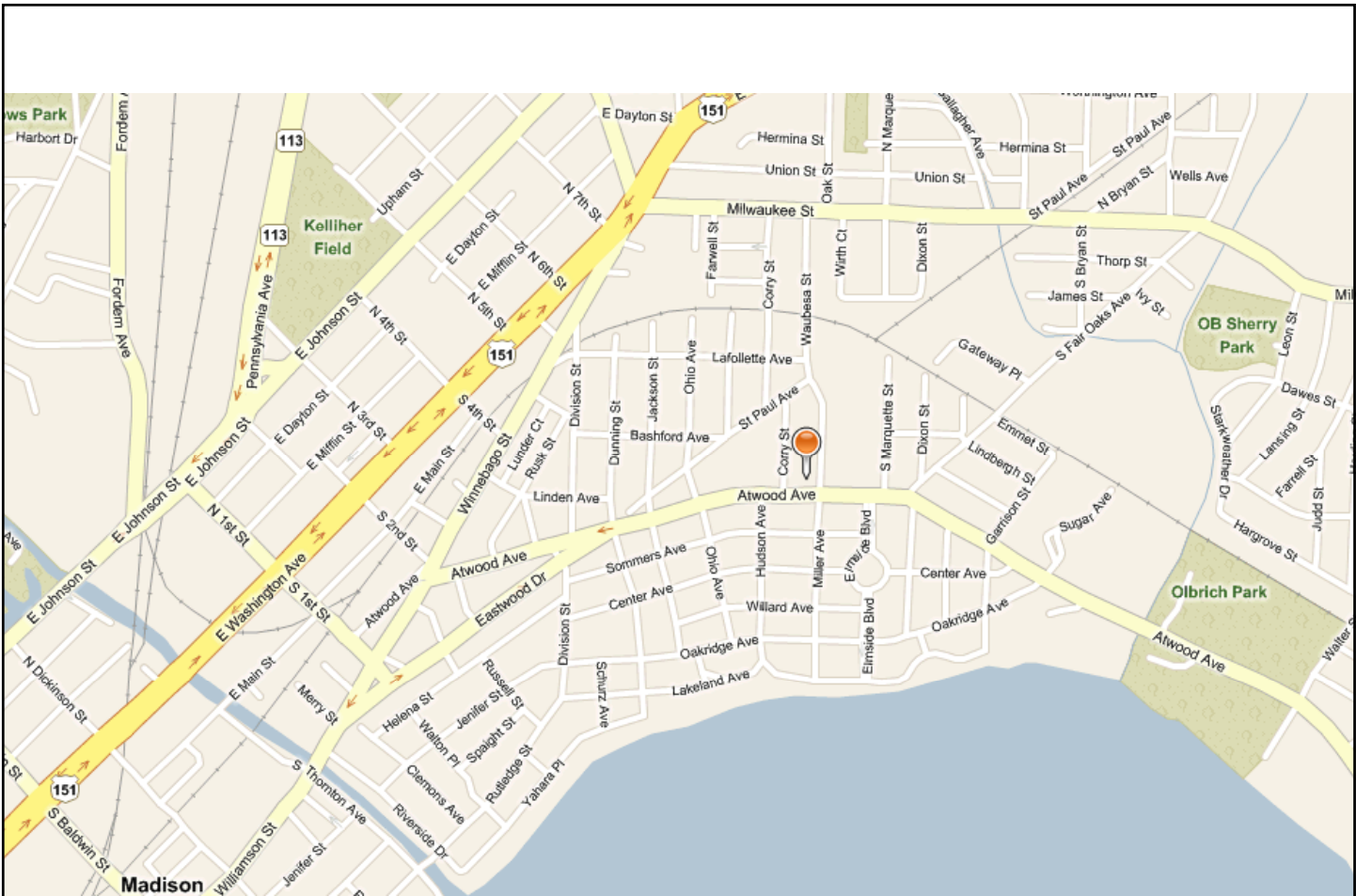


C2 zoning, 1407 sq. ft. with possibility of commercial retail on 1st floor + residential on 2nd floor. Hardware floors on main level. Large 5,400 sq. ft. lot + parking possibility in front. Continue to lease or owner occupy with business below. "Licensee Interest"



James Stoppie

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PROPERTY SEARCH RESULTS: PROPERTY DETAILS

OWNER(S)

VENTURE III
PROPERTIES
LLC
1202 REGENT ST
MADISON, WI 53715

RELATED DETAILS

- [Pay Taxes Online](#)
- [Assessment Area Map](#) (PDF)
- [Sales for this Area](#)
- [Refuse Collection](#)
 - District: 03A
 - [Schedule](#)

SCHOOL DETAILS

District: [Madison](#)

- Lowell
- O'Keeffe
- East

CITY HALL

Aldermanic District: 6
Ald. Marsha Rummel

- [Who are my elected officials?](#)
- [Where do I vote?](#)

PROPERTY ADDRESS: 2722 Atwood Ave
Parcel Number: 071005307189
Information current as of 2/24/10 11:00PM

PROPERTY VALUE

Assessment Year	Land	Improvements	Total
2008	\$36,000	\$117,300	\$153,300
2009	\$39,600	\$90,200	\$129,800

2009 TAX INFORMATION [2009 Tax Details](#) [Pay Property Taxes](#)

Net Taxes:	\$2,597.74
Special Assessment:	\$0.00
Other:	\$467.80
Total:	\$3,065.54

PROPERTY INFORMATION

Property Use:	Single family	Property Class:	Residential
Zoning:	C2	Lot Size:	5,400 sq ft
Frontage:	45 - Atwood Ave	Water Frontage:	NO
TIF District:	0	Assessment Area:	38

RESIDENTIAL BUILDING INFORMATION

EXTERIOR CONSTRUCTION

Home Style:	Old Style	Dwelling Units:	1
Stories:	1.5	Year Built:	1899
Exterior Wall:	Wood		
Foundation:	Concrete		
Roof:	Asphalt	Roof Replaced:	1899
Garage 1:	Detached	Stalls:	1.0
Driveway:	Asphalt	Shared Drive:	NO

INTERIOR INFORMATION

Bedrooms:	3	Full Baths:	1
Fireplace:	0	Half Baths:	1

LIVING AREAS (Size in sq ft)

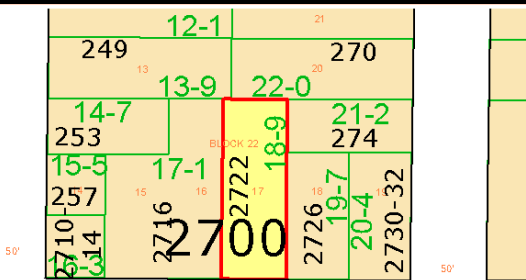
Description:	Living Area:	Total Living Area:	1,407
1st Floor:	883		
2nd Floor:	524		
3rd Floor:	0		
Above 3rd Floor:	0		
Attic Area:	Finished: 0		
Basement:	Finished: 0	Total Basement:	863
Crawl Space:	0		

OTHER STRUCTURES (Size in sq ft)

Encl Porch:	104
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MECHANICALS

Central A/C:	NO
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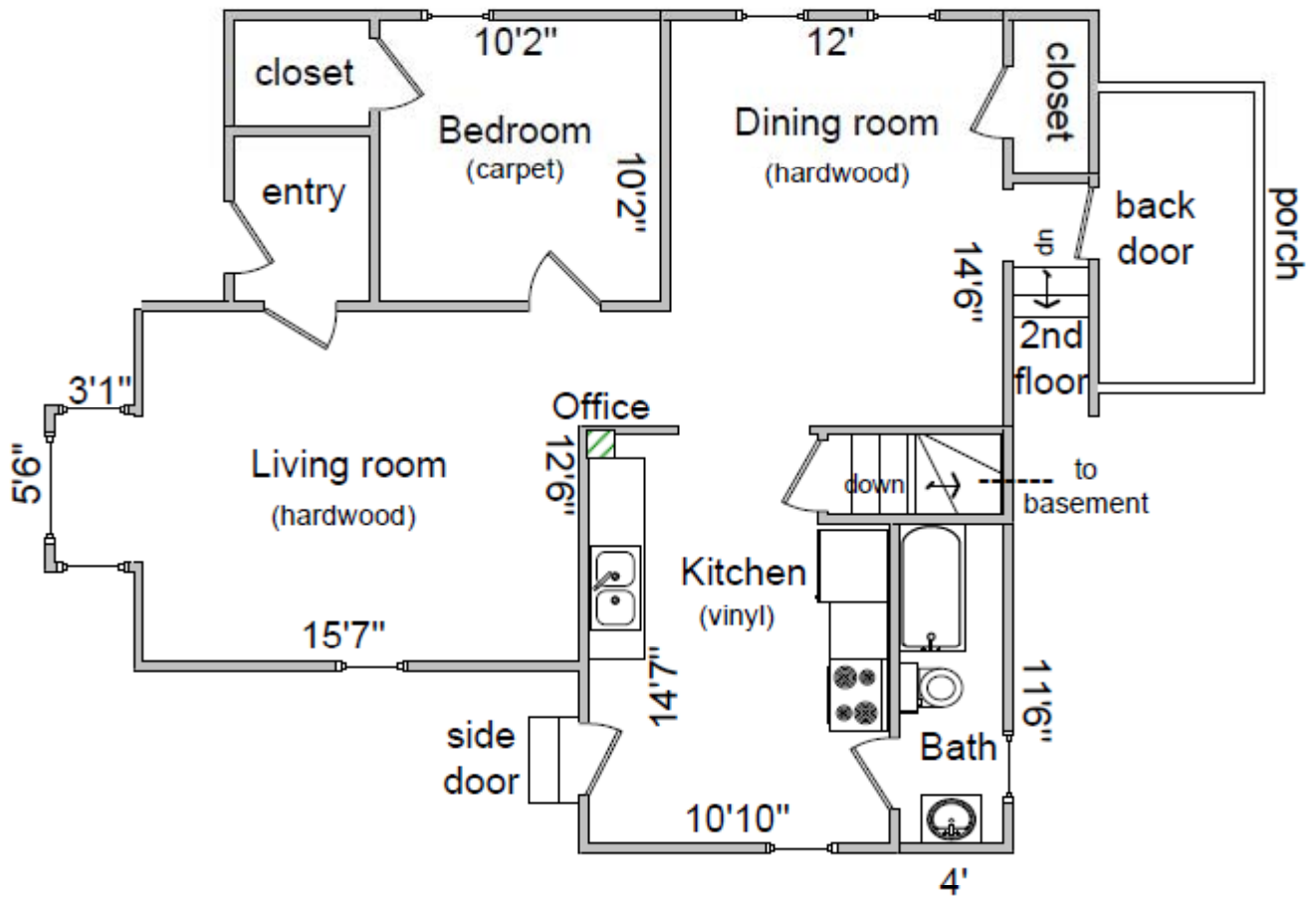


ATWOOD AV



ATWOOD AV

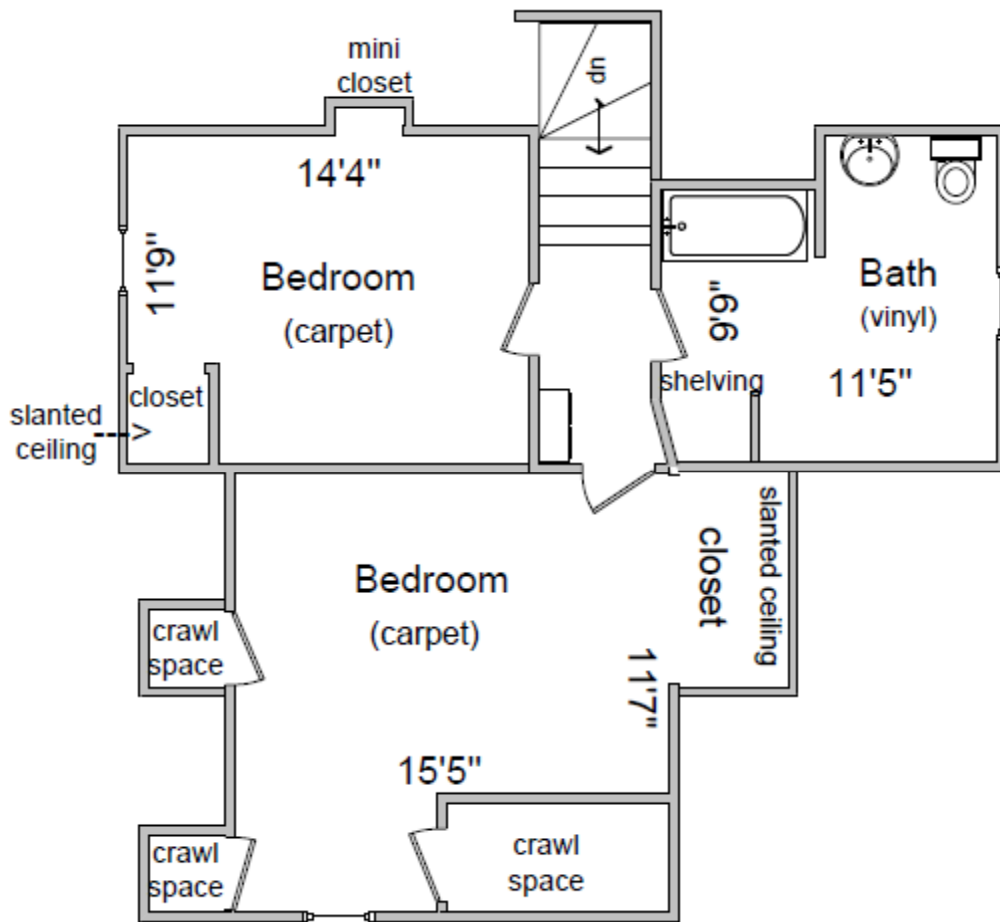
first floor



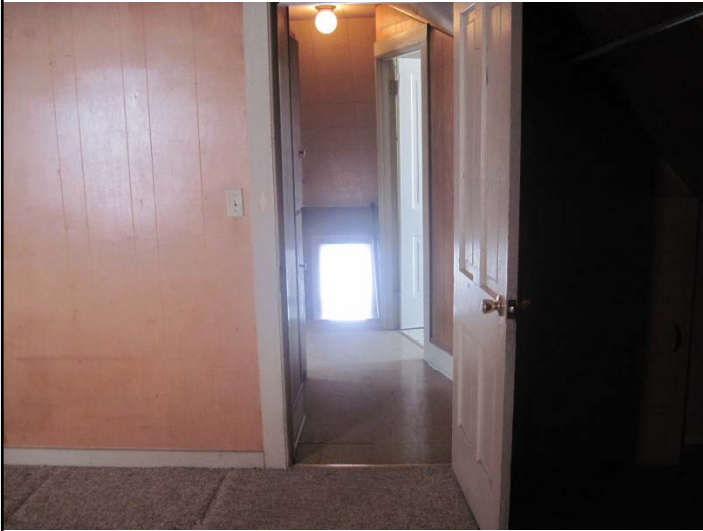




second floor







BROKER DISCLOSURE TO CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 **BROKER DISCLOSURE TO CUSTOMERS**

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 55-63).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 **CONFIDENTIALITY NOTICE TO CUSTOMERS**

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

- 29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 55-63).
 - 30 2. ANY FACTS KNOWN BY THE BROKER 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 BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

39 *(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)*

40 **CONSENT TO TELEPHONE SOLICITATION**

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing.

44 **List Home/Cell Numbers:** _____

45 **SEX OFFENDER REGISTRY**

46 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
47 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

48 BY INITIALING AND DATING BELOW I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE AND
49 THAT James Stoppole and Madison Property Management, Inc. are working
50 Sales Associate ▲ Firm Name ▲

51 as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**

52 **INITIALING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY LEGAL OBLIGATIONS TO BROKER.**

53 Initials ▲ Date ▲ Print Name (optional) ▲ Initials ▲ Date ▲ Print Name (optional) ▲

55 **DEFINITION OF MATERIAL ADVERSE FACTS**

56 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
57 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
58 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
59 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
60 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
61 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
62 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
63 agreement made concerning the transaction.