



Office Building for Sale
\$545,000

4002 Monona Drive
Madison, WI

Key Commercial Real Estate LLC
608-729-1800 | www.keycomre.com



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KEYCOMMERCIAL
REAL ESTATE, LLC

FOR LEASING DETAIL CONTACT:

Jenny Lisak

O: 608.729.1808

C: 608.513.5447

jlisak@keycomre.com

Annette Gelbach

O: 608.242.5622

C: 608.516.9730

agelbach@keycomre.com



Property Details

OVERVIEW

Prime real estate currently occupied by a dental practice for sale on Monona Drive in Madison. The site is ideal for a dental practice, medical, or general office space, with ample parking.

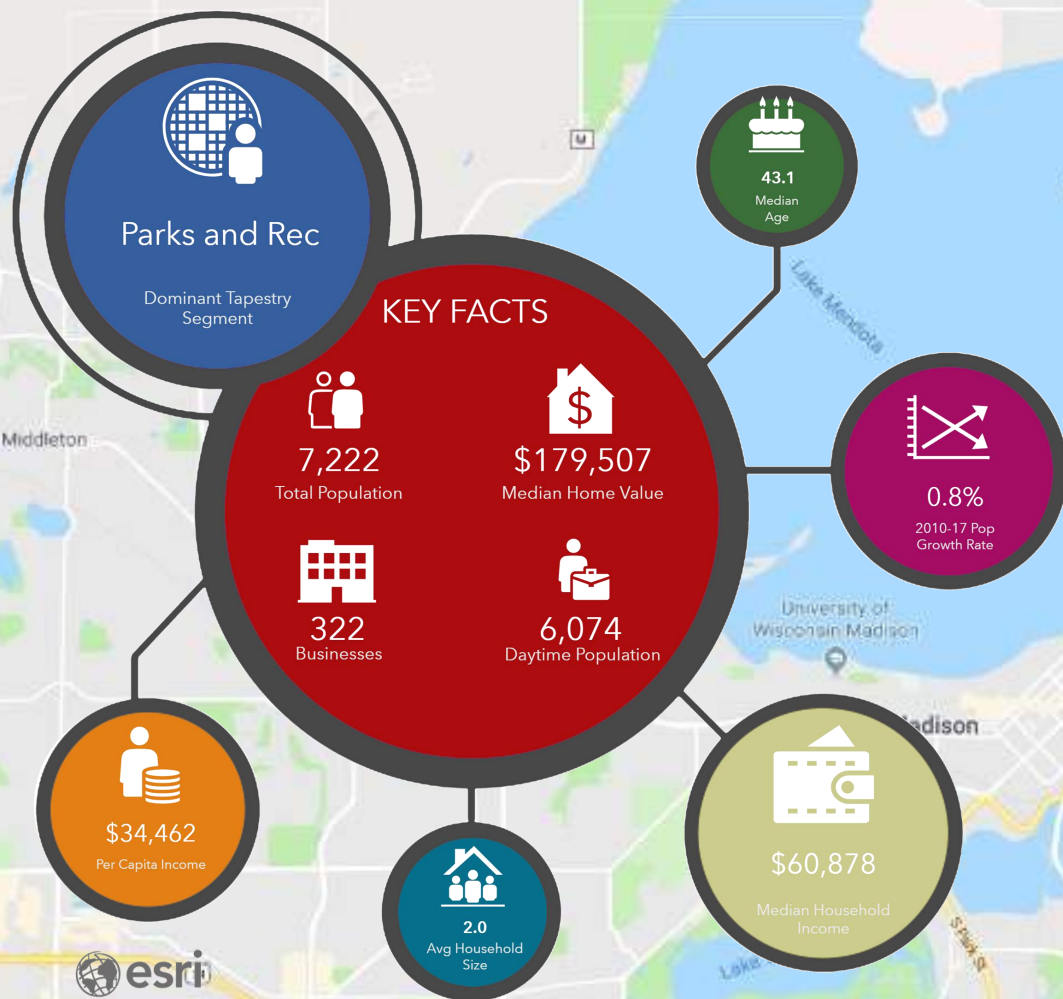
The site offers single or multi-tenant options. Great opportunity for owner occupant or investor.

HIGHLIGHTS

- Lot Size: 21,471 sf
- Building Size: 4,456 sf plus an additional 4,456 sf of unfinished basement storage area
- Building Year: 1979 with an addition in 1991
- Occupancy: Currently 50% . The existing tenant would vacate for new tenant or owner occupant
- Approx. 160 feet of frontage along Monona Drive
- Zoning: NMX (Neighborhood Mixed-Use District)
- Heating and air conditioning provided via zoned high efficiency forced air furnaces and central air conditioning systems
- Surfaced parking for approx. 31 vehicles
- Electric Service: 400 amp



Location & Demographics



esri Demographics within 1 mile of property

2018 Summary	within 5 minutes	within 10 minutes	within 15 minutes
Population	7,222	77,115	170,000
Households	3,479	36,055	74,705
Families	1,835	16,944	30,754
Average Household Size	2.05	2.12	2.15
Owner Occupied Housing Units	2,586	18,794	32,025
Renter Occupied Housing Units	893	17,261	42,680
Median Age	43.1	36.8	30.0
Median Household Income	\$60,878	\$60,584	\$49,645
Average Household Income	\$72,191	\$78,359	\$67,606

LOCATION HIGHLIGHTS

- Located on Madison's East Side with convenient access to HWYs 30 and 51, as well as the Beltline Highway
- 31 surface parking stalls in rear of the building, accessible from Monona Drive and Davidson St
- High visibility from Monona Drive with 160 ft frontage
- Easy access to public transportation



Site

Monona Drive - AADT 17,250

Devilson St

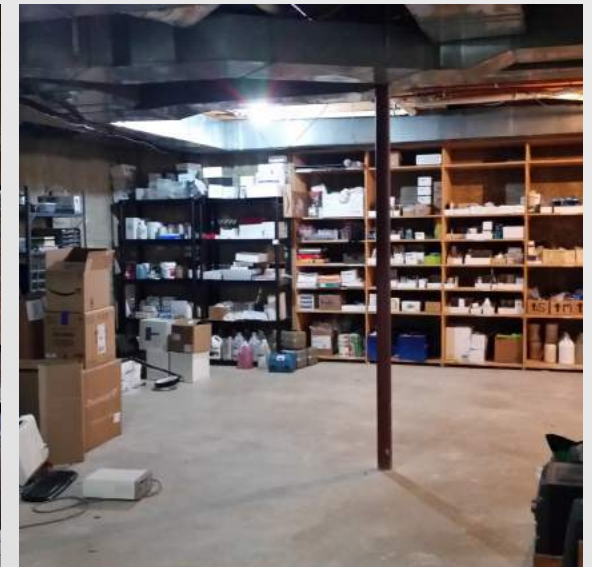
Google Earth

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FEATURES

-
- A hand-drawn floor plan of a building, likely a medical or research facility, with various rooms and labels. The plan is oriented with a vertical street on the left and a horizontal street at the bottom.
- Top:** A horizontal street labeled "PARKING" with an arrow pointing right.
 - Left:** A vertical street labeled "DANFORTH ST" with an arrow pointing down.
 - Entrance:** A large arrow labeled "ENTRANCE" points into the building from the top right.
 - Rooms and Areas:**
 - Reception Room:** Located in the upper left, with a "DOOR" labeled above it.
 - Test Room:** Located to the left of the Reception Room.
 - LAB:** Located in the upper right.
 - Private Office:** Located in the lower right, with a "DOOR" labeled above it.
 - Corridor:** A central corridor with a staircase, labeled "CORRIDOR" vertically.
 - Numbered Rooms:** Several rooms are numbered: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.
 - Other Labels:**
 - TOILET:** Located near the bottom center.
 - STAIRS:** Located in the central corridor.
 - DOOR:** Multiple doors are labeled throughout the plan.
 - Bottom:** A horizontal street labeled "MONTANA DRIVE" with an arrow pointing left.

Pictures



BROKER DISCLOSURE TO NON-RESIDENTIAL 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 47-55**).
 - 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 47-55**).
- 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:**

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

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

44 **SEX OFFENDER REGISTRY**

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

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 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
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 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
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 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
55 agreement made concerning the transaction.

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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Key Commercial Real Estate LLC, 305 S. Patterson Street Madison, WI 53703

Deborah England

Produced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026

Phone: (608)729-1800

Fac:

www.zipLogix.com

Drafted by Attorney Debra Peterson Conrad

Broker Disclosure

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