



# Day Care Building For Sale Or Lease

**1805 Bourbon Rd,  
Cross Plains, WI**

**Key Commercial Real Estate LLC**

**608-729-1800 | [www.keycomre.com](http://www.keycomre.com)**





# Property Details

## OVERVIEW

Day care building for sale or lease in Cross Plains, only 10 minutes from Madison's West side. Ideal for day care or school, but could be converted into office or medical space.

The facility includes two outdoor play areas, six class rooms, two ADA restrooms, a large kitchen, a small office space, and a full basement .

## HIGHLIGHTS

- Sale Price: \$670,000
- Monthly Rent: \$6,950 NNN
- Building Size: 13,050 SF  
(6,525 sf main level + 6,525 sf walk out lower level)
- Year Built: 1996/1997
- Zoning: CMU (Community Mixed Use)
- Parking: 21 parking stalls
- 48,000 SF lot
- Priced below assessed value of \$781,000

## CONTACT

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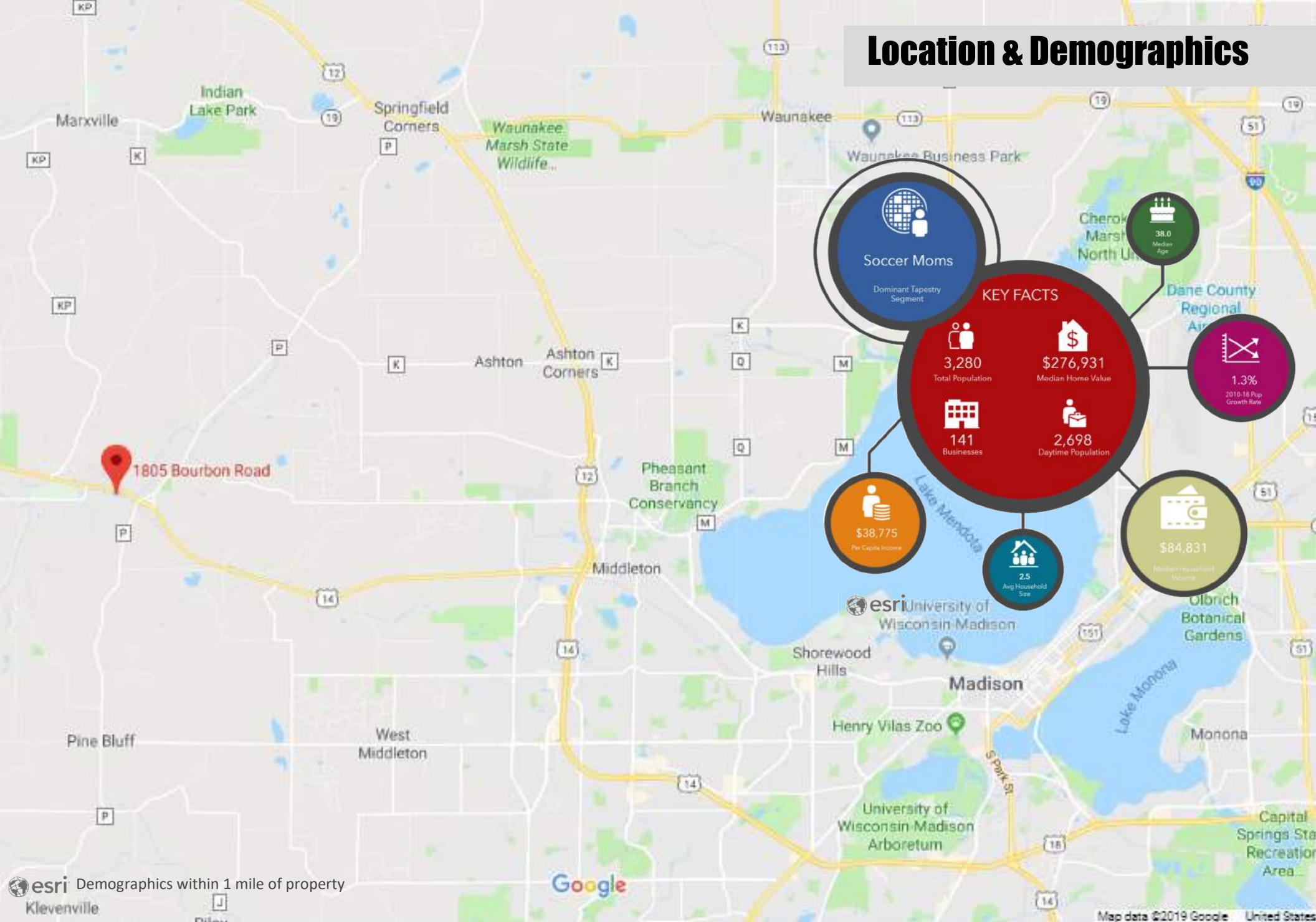
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# Location & Demographics



esri Demographics within 1 mile of property

## Site

### THE DAY CARE:

- The current license is for 111 children, serving ages 6 weeks through 10 years
- Only one other known daycare in the community

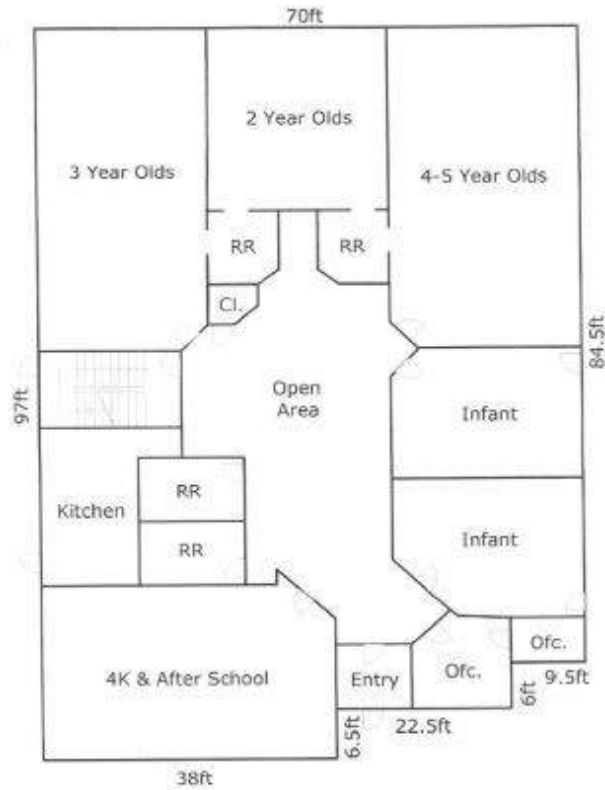
### BUILDING HIGHLIGHTS:

- Wood frame structure
- Poured concrete foundation and poured concrete slab
- Walk-out to the backyard from the lower level
- Hip-tip roof with three tab shingles over OSB or plywood sheathing
- Two skylights in the center of the building
- Roof is original construction
- Electrical: 400 amp main
- HVAC: forced air with 3 gas fired furnaces and 3 electric central air conditioners



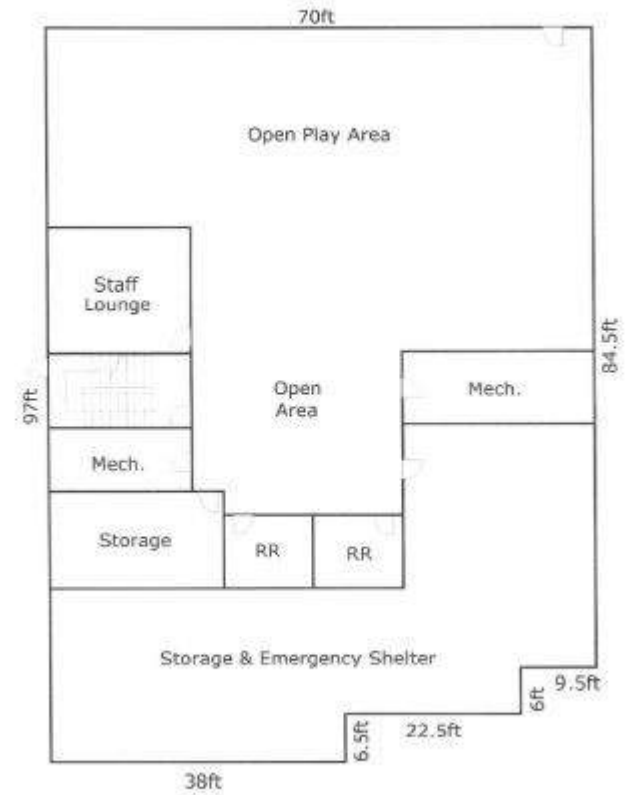
# Floor Plans

### First Floor Plan



**First Floor**  
[6525 Sq ft]

### Basement Floor Plan



**Basement**  
[6525 Sq ft]



## 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 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:
- 4  The duty to provide brokerage services to you fairly and honestly.
- 5  The duty to exercise reasonable skill and care in providing brokerage services to you.
- 6  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.
- 7  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 Lines 47-55**).
- 8  The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties (**See Lines 22-39**).
- 9  The duty to safeguard trust funds and other property the broker holds.
- 10  The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- 11 Please review this information carefully. A broker or salesperson 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.
- 12 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

**CONFIDENTIALITY NOTICE TO CUSTOMERS**

- 23 **BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER PROVIDING BROKERAGE SERVICES TO YOU.**
- 24 **THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:**
- 25 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55**).
- 26 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.
- 27 **TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW (**SEE LINES 35-36**). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.**

**CONFIDENTIAL INFORMATION:** \_\_\_\_\_

32 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): \_\_\_\_\_

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

**CONSENT TO TELEPHONE SOLICITATION**

- 34 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. **List Home/Cell Numbers:** \_\_\_\_\_

**SEX OFFENDER REGISTRY**

- 35 *Notice: 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://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.*

**DEFINITION OF MATERIAL ADVERSE FACTS**

- 36 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.

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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Broker Disclosure