

FOR SALE RETAIL INVESTMENT PORTFOLIO, OCONOMOWOC, WI 53066



JUDSON
and associates s.c.



Cole Russell, Senior VP-Sales
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Listing: 4808-10

Information contained herein was furnished by sources deemed reliable and is believed to be accurate, but no warranty or representation is made in the accuracy thereof and is subject to correction.

203 E Wisconsin Ave, Oconomowoc, WI 53066



This building is currently 100% Leased by 13 Office/Retail Tenants.

Completely Renovated 2021-2022:

- New Roof
- New Mechanicals
- New HVAC
- New Staircases
- New Interior Walls
- New Electrical
- New Plumbing
- New Front Glass Walls and Entrance



| | |
|-------------|--|
| Total SF: | 16,040 SF |
| Acres: | .25 |
| Zoning: | MC Mixed-Use Commercial |
| 2024 Taxes: | \$15,446.37 |
| Tax Key: | OCOC0563197 |
| A/C: | Throughout |
| Parking: | Off Street Parking for 6 Vehicles |
| Elevator: | Yes |
| Sale Price: | \$2,950,000 |

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127 E Wisconsin Ave, Oconomowoc, WI 53066



This building is 100% Leased by a single Tenant, currently a restaurant.

Complete Renovation 2017:

- Industrial Kitchen Installed
- New HVAC
- New Plumbing
- New Electrical

Total SF: **2,558 SF**
 Acres: **.04**
 Zoning: **MC Mixed-Use Commercial**
 2024 Taxes: **\$5,865.08**
 Tax Key: **OCOC0563216**
 Roof: **+/- 10 Years Old**
 Parking: **Off Street Parking for 2 Vehicles**

Sale Price: **\$649,900**

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105 E Wisconsin Ave, Oconomowoc, WI 53066



This building is 100% Leased by 13 different commercial office/retail tenants.

Prime corner in downtown Oconomowoc across from the Village Green with views of Fowler Lake.

Improvements:

- HVAC units all replaced within the past +/- 10 Years
- Commercial spaces updated/improved as new tenants have moved in.

Total SF: **12,794 SF**
Acres: **.15**
Zoning: **MC Mixed-Use Commercial**
2024 Taxes: **\$8,742.62**
Tax Key: **OCOC0563213**

Sale Price: **\$1,400,000**

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25 S Main St, Oconomowoc, WI 53066



This building is 100% Leased by a single tenant.
(The building could be divisible into 3 commercial spaces in the future.)

Complete Renovation in 2018:

- New Front Glass
- New Front Garage Doors
- New HVAC
- New Plumbing
- New Electrical
- New Bathrooms

Roof: Resurfaced +/-2 years ago with a 15-year warranty.

Total SF: **5,928 SF**
Acres: **.107**
Zoning: **MC Mixed-Use Commercial**
Parking: **Off Street Parking for 2 Vehicles**
2024 Taxes: **\$7,212.15**
Tax Key: **OCOC0563211002**

Sale Price: **\$879,000**

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113-115 S Main St, Oconomowoc, WI 53066



This building features 1 Commercial Tenant on the Main Level and 3 Residential Apartments on the Upper Level.

Renovation of 2 of the 3 apartments in 2023:

- Paint
- Flooring
- Countertops
- Appliances

Commercial Space Renovated in 2023:

- Flooring
- Light Fixtures
- Paint

Roof: New in 2022

Total SF: **2,218 SF**
Acres: **.12**
Zoning: **MC Mixed-Use Commercial**
Parking: **Off Street Parking for 6 Vehicles**
2024 Taxes: **\$5,520.89**
Tax Key: **OCOC0563203**

Sale Price: **\$649,000**

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128 Silver Lake Plaza, Oconomowoc, WI 53066



This building is 100% Leased: 2 Commercial Tenants on the Main Level and 2 Residential Apartments on the Upper Level.

Complete renovation completed in 2017.

Roof: New in 2022

Total SF: **6,319 SF**
Acres: **.110**
Zoning: **MC Mixed-Use Commercial**
Parking: **Off Street Parking for 6 Vehicles**
2024 Taxes: **\$6,164.50**
Tax Key: **OCOC0563261**

Sale Price: **\$879,000**

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4801 Forest Run Road
Madison, Wisconsin 53704 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 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 462.136 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 462.133 (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.**
- 291 **MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 462.01 (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 33-36, 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 877-234-0085.

47 **DEFINITION OF MATERIAL ADVERSE FACTS**

48 A material adverse fact is defined in Wis. Stat. § 462.01 (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. § 462.01 (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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COMMERCIAL REAL ESTATE
DEVELOPMENT ASSOCIATION
WISCONSIN CHAPTER