

MIXED USE FOR SALE

FREEDOM STORAGE SHOPS

6580 LAKE ROAD, WINDSOR, WI 53598



FOR SALE

CAPSTONE RESOURCES, LLC

200 River Place, Suite 130
Monona, WI 53716

PRESENTED BY:

GREG WAGNER

Broker

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gregwagner@kwcommercial.com

Each Office Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

LOCATION & HIGHLIGHTS

6580 LAKE ROAD



LOCATION INFORMATION

Building Name: Freedom Storage Shops

Street Address: 6580 Lake Road

City, State, Zip Windsor, WI 53598

County: Dane

PROJECT OVERVIEW

Additional units will become available in the near future. 4 phases are planned, (12 buildings / 25 units). 3 units will be occupied by the developer. A total of 22 units will be sold as commercial condominiums. Prices of subsequent phases may increase. Phase I (3 buildings/6 units) is being offered at this time. Whole buildings (2 units) may be purchased by individual buyers.

PROPERTY HIGHLIGHTS

- 25 total condos in association
- First six units available by December 2024
- Opportunity to own a premium commercial condominium
- Ideal for small business, hobby, storage, etc
- Convenient location with easy access to Hwy 51 and I-90/94
- Security cameras and exterior lighting
- Finished drywall interior throughout
- Unit sizes 25x50 (1250sf), 25x60 (1500sf), 25x70 (1750sf), 39x50 (1950sf)
- Bathroom/office upgrade and other options available



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PROPERTY SUMMARY

6580 LAKE ROAD



Property Summary

Base Unit Price:	\$199,900
Rooms:	1
Building SF:	1,250
Lot Size:	1,250 SF
Year Built:	2025

Property Overview

Opportunity to own a premium quality, aesthetically pleasing, highly functional storage shop. The development includes 25 units, 3 of which will belong to the developer. By owning one of the available 22 units, build equity rather than having the sunk cost of renting. Many features plus upgrade options. Four unit sizes are available (1,250 s.f.(17 units), 1,500 s.f.(1 unit), 1,750 s.f.(2 units) and 1,950 s.f.(2 units)) or own an entire two unit building. Base unit price of \$199,900 is for a 1,250 s.f. unit.

Some amount of customization is available if purchase occurs early enough in the construction of a given unit or building.

Location Overview

Conveniently located in the village of Windsor. One mile north of Hwy 51 and Interstate 90/94.

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FREEDOM STORAGE SHOPS

True to character, Abe Degnan of Degnan Design-Build-Remodel has developed a Premium Commercial Condo property in Windsor known as Freedom Storage Shops. Phase I offers five 1,250 s.f. units and one 1,950 s.f. unit. Phase II offers five 1,250 s.f. units and one 1,950 s.f. unit, Phase III offers five 1,250 s.f. units and one 1,500 s.f. unit, Phase IV offers two 1,250 s.f. units and two 1,750 s.f. units.

Easily accessible and conveniently located on Lake Rd one mile north of the interstate. These condos are designed for use by small business, hobbyists, or store cars, boats, motorhomes. Why rent when you can own and build equity? Features include 14' ceiling height, 12x12 overhead door, finished drywall interior, 200 amp electrical service, energy efficient build, and secure and aesthetic environment. Personalize your space with Bathroom & Office upgrades or other available options. Condo fee of \$100/month covers insurance, reserves and assures you won't deal with snow/mow.

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PROPERTY PHOTOS

6580 LAKE ROAD



PROPERTY PHOTOS

6580 LAKE ROAD



Freedom Storage Shops

Base Price Features

Unit sizes options of 25x50, 39x50, 25x70, and more

Sturdy 2x6 wood frame walls with continuous OSB sheathing, 14' ceiling height

Energy-efficient trusses, 4/12 pitch roof with 7" energy heel

Rough-in bathroom and central floor drain

Large 12x12 overhead door with upgraded R-12 insulation, opener and remote included

Comfortable and efficient insulated concrete slab with reinforcement, fibermesh and rebar as needed

Energy efficient R-21 wall insulation and R-40 cellulose attic insulation for maximum air tightness

Finished drywall interior throughout, fully textured white/off-white

Premium 200 amp electrical service, overhead lighting, ready for your electrical customization

5-6 huge insulated glass single-hung windows with low-maintenance interior and exterior

Stained or painted interior doors & trim

Ceiling-hung gas furnace with thermostat

Low-maintenance vinyl exterior with masonry veneer

Pre-wired for ceiling fan (fan not included)

8 long lasting, efficient LED shop lights

Lifetime asphalt architectural shingles

Paved driveway, 2 parking spots for most units and 3 for some

Exterior lighting and security camera to monitor Freedom Storage Shops overall

High-Speed Data Available

1 weatherproof outside outlet 20A 120V

Bathroom & Office Upgrade Package

Office & bathroom build-out with storage mezzanine above

Expanded electrical: 5 office outlets, office & bathroom lights, 1 bathroom outlet, and 6 20A120V shop outlets

Bathroom including sink, toilet, towel bar & TP holder

Baseboard in office and shop

240V circuit and energy efficient heat pump PTHP HVAC unit in the office, provided & installed

Fan/Light/ in bathroom and supplemental electric heat for bathroom

Choice of up to 4 Cat5 or CATV jacks installed at location of your choice

Water spigot on interior for convenience and security

Energy-Efficient on-demand electric water heater

Additional Options

Upgraded ventilation

Floor & wall finishes built to suit

Customized security system or video monitoring

Windows in Overhead Doors

Shelving & Organizational Systems

Customized office and bathrooms

Expanded HVAC or central air options

Hot & Cold Water Spigot in shop

Upgraded water heater options for larger capacity; electric or gas units

Shop ceiling fan provided & installed

Epoxy paint finished floor in bathroom & office

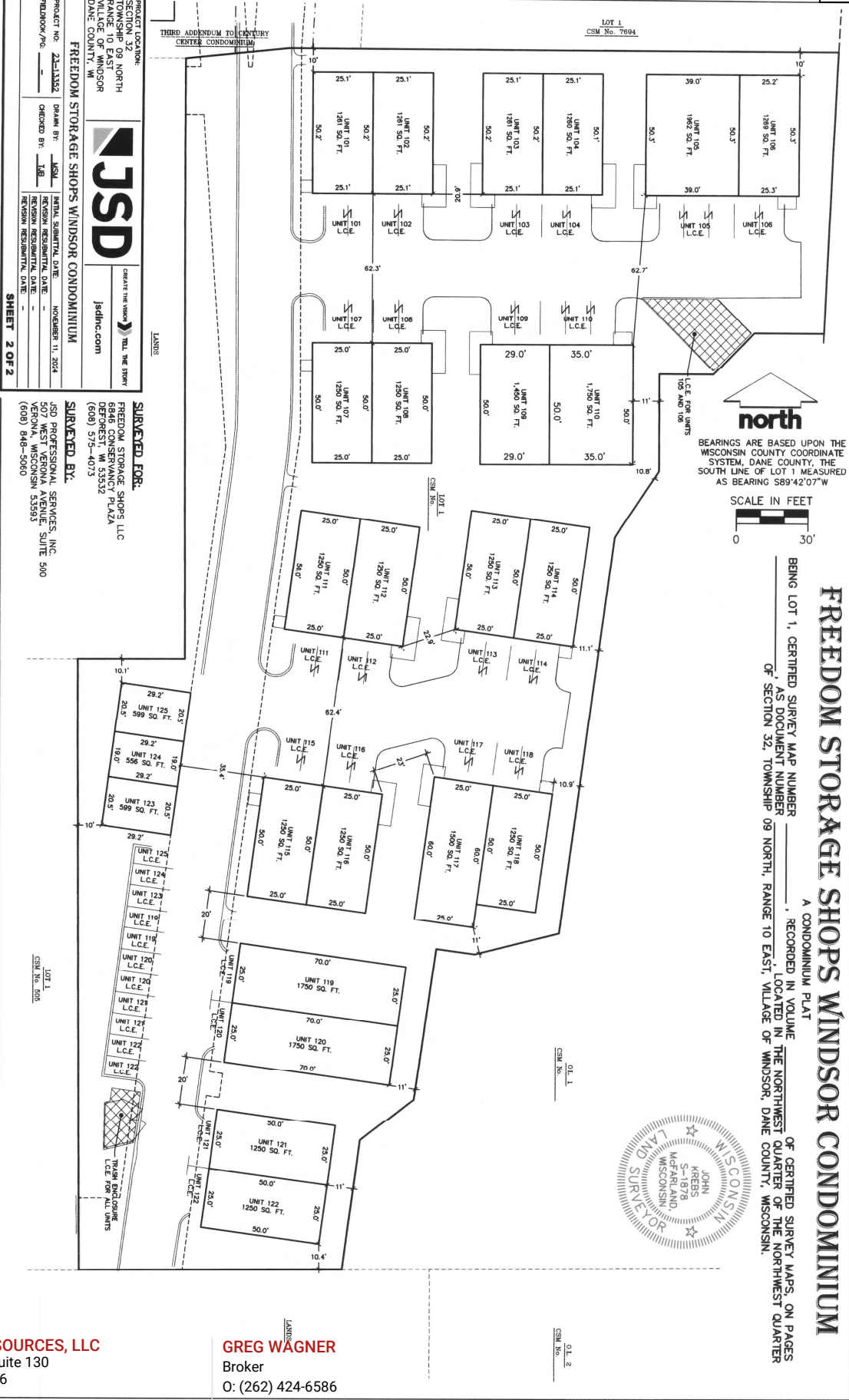
Mustee shop sink with faucet and towel bar

PLAT MAP

6580 LAKE ROAD



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PROJECT LOCATION:
SECTION 32, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WI

PROJECT NO. 2313352
DRAWN BY: NSJ
CHECKED BY: JTB

DATE: NOVEMBER 11, 2024
REVISION RESUBMITTAL DATE: -
REVISION RESUBMITTAL DATE: -

JSD
CREATED THE WORK TEL: THE FIRM
jst@kw.com

SUBMITTED FOR:
FREEDOM STORAGE SHOPS LLC
6548 CONSUMERS BLVD
DEFOREST, WI 53532
(608) 575-4073

SUBMITTED BY:
JSD PROFESSIONAL SERVICES, INC.
507 WEST VERONA AVENUE, SUITE 500
VERONA, WI 53593
(608) 848-5060

FREEDOM STORAGE SHOPS WINDSOR CONDOMINIUM

BEING LOT 1, CERTIFIED SURVEY MAP NUMBER _____, A CONDOMINIUM PLAT
AS DOCUMENT NUMBER _____, RECORDED IN VOLUME _____
OF SECTION 32, TOWNSHIP 09 NORTH, RANGE 10 EAST, VILLAGE OF WINDSOR, DANE COUNTY, WISCONSIN.
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