



MLS #: 2016269 **Active** **Business/Comm** **Price: \$625,000**

107 4th Street # **City** Baraboo **Q01**
Baraboo WI 53913 **County:** Sauk

Trade Name:

RE For Sale: Yes **Units in Bldg:** 1
Bus for Sale: No **Ann Rent/SqFt:** \$ 10.03
Lease Only: No **Bldg Gross SqFt:** 5,245 *Assessor*
of Stories: 2 **Net Leasable SqFt:** 5,245
Approx Bldg Dim: irreg **Ceiling Hgt Min:** 8 **Max:** 10
Year Built: 1886 *Assessor* **# Loading Docks:** 0
Street Frontage: 44 **Parking Fees/Mo:** \$ 0
Onsite Parking: 1-5

Hwy 33 east thru Baraboo to Oak Street. Turn left on Oak to 4th Street, turn left to property on the left.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	Gross	2/1/2027	Yes	\$ 52652	\$ 5,245.00	\$	5,245
2				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc: \$ 52652 **Net Taxes:** \$ 6,566 / 2025 **Lot Size:** irreg
Ann Op Exp: \$ 12682 **Est. Acres:** 0.0830 *Assessor*
Net Op Inc: \$ 39969 **Year:** 2025 **Parcel #:** 206-1429-00000
Zoning: Comm/B-1

Included:

Excluded: Business property of tenant

Type	Retail, Office, Service, Apartment building	Building Parking	1-5 spaces, Onsite
Location	Business district	Basement	Full, Other foundation
Present Use	Office, Service, Apartment building	Licenses	None
Exterior	Brick, Stone	Sale Includes	Lease(s)
Roofing	All flat, Rubber/membrane	Documents on File	Lease(s), Property Condition Report
Heating	Forced air, Central air, Window AC	Lease Type	Gross, Renewal options
/Cooling		Tenant Pays	Heat, Air Conditioning, Electric, Water, Sewer, Insurance, Janitorial, Trash Services, Snow removal
Fuel	Natural gas	Occupancy	Tenant(s)
Water/Waste	Municipal water, Municipal sewer		
Features	Alley, Private Restrooms, Reception area, Signage available, Display window, Private office(s)		

Located in the vibrant heart of downtown Baraboo, this well-established commercial space offers a fantastic opportunity for investors or entrepreneurs. Featuring a longstanding tenant who was occupied the property since 2006, the building provides stable income and a proven track record of occupancy. Current lease features automatic renewal every three years, with a scheduled 3% annual rent increase to enhance your return on investment. The central location ensures high visibility and foot traffic, making it ideal for retail, office, or service-oriented businesses. This property offers an amazing opportunity to own a income generating asset in a prime location.

Sold Price:

Closing Date:

This information provided courtesy of: RE/MAX Preferred

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