

MEDICAL OFFICE FOR SALE

FORMER EYE CLINIC | MEDICAL OFFICE BUILDING FOR SALE

1721 WEST MAIN STREET, SUN PRAIRIE, WI 53590



FOR SALE - \$1,200,000 | 4,634 SF

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



PRESENTED BY:

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Property Summary

Address:	1721 W Main Street,
Price:	\$1,200,000
Building SF:	4,634 SF
Lot Size:	.68 AC
Year Built:	2010
Parking:	21 Parking Stalls
Parking Ratio:	4.53 per 1,000 SF
Signage:	Digital LED Monument Sign
Zoning:	UC (Urban Commercial)
Security:	Interior Security System
Communications:	Comlite Paging System
Internet:	TDS

Property Overview

The former medical office building at 1721 W Main Street in Sun Prairie, WI offers a functional and versatile layout ideal for medical, professional, or office use. The interior includes a welcoming reception and waiting area, a display area, five exam rooms with plumbing, one pre-exam room, three consult rooms, multiple record storage rooms, and additional office space. The building is also equipped with three restrooms and a staff break room. Designed with efficiency and flexibility in mind, the property is well-suited for continued medical use or conversion to general office operations.

Location Overview

Located on W Main Street in Sun Prairie, the property offers excellent visibility and convenient access. Just minutes from Madison and Highway 151, the area is surrounded by retail, dining, and residential neighborhoods, making it ideal for both clients and employees.

EXTERIOR PHOTOS

EYE Wisconsin

1721 West Main Street | Sun Prairie, WI 53590

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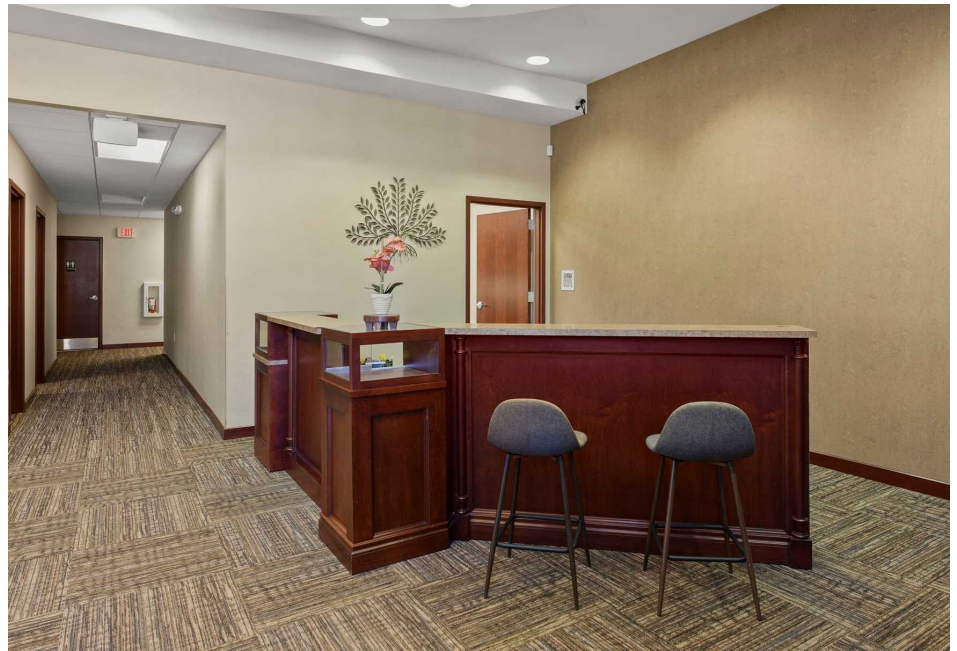
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RECEPTION | WAITING | DISPLAY AREA

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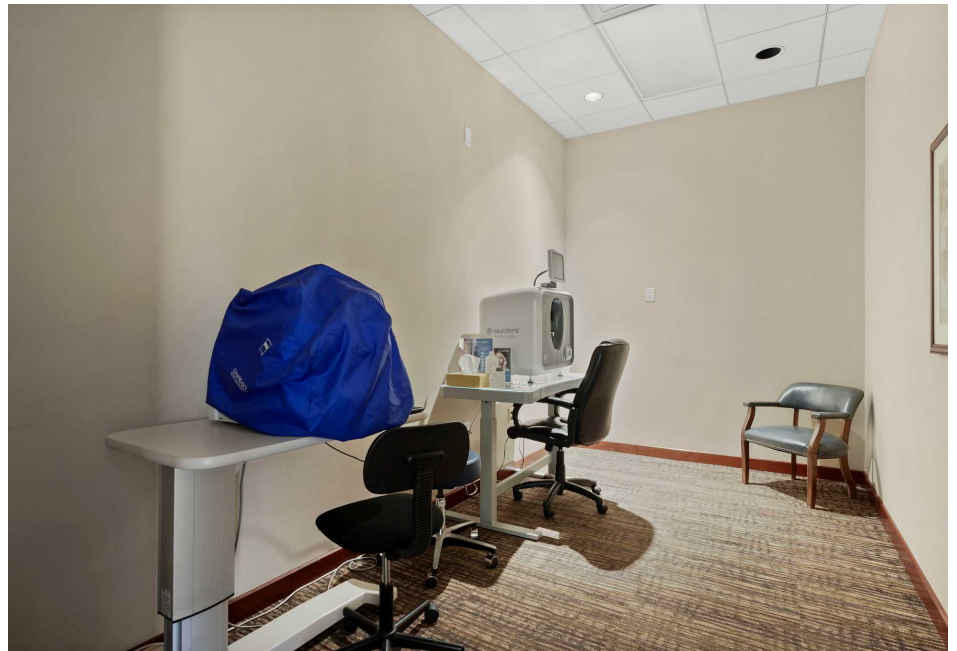
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EXAM ROOMS

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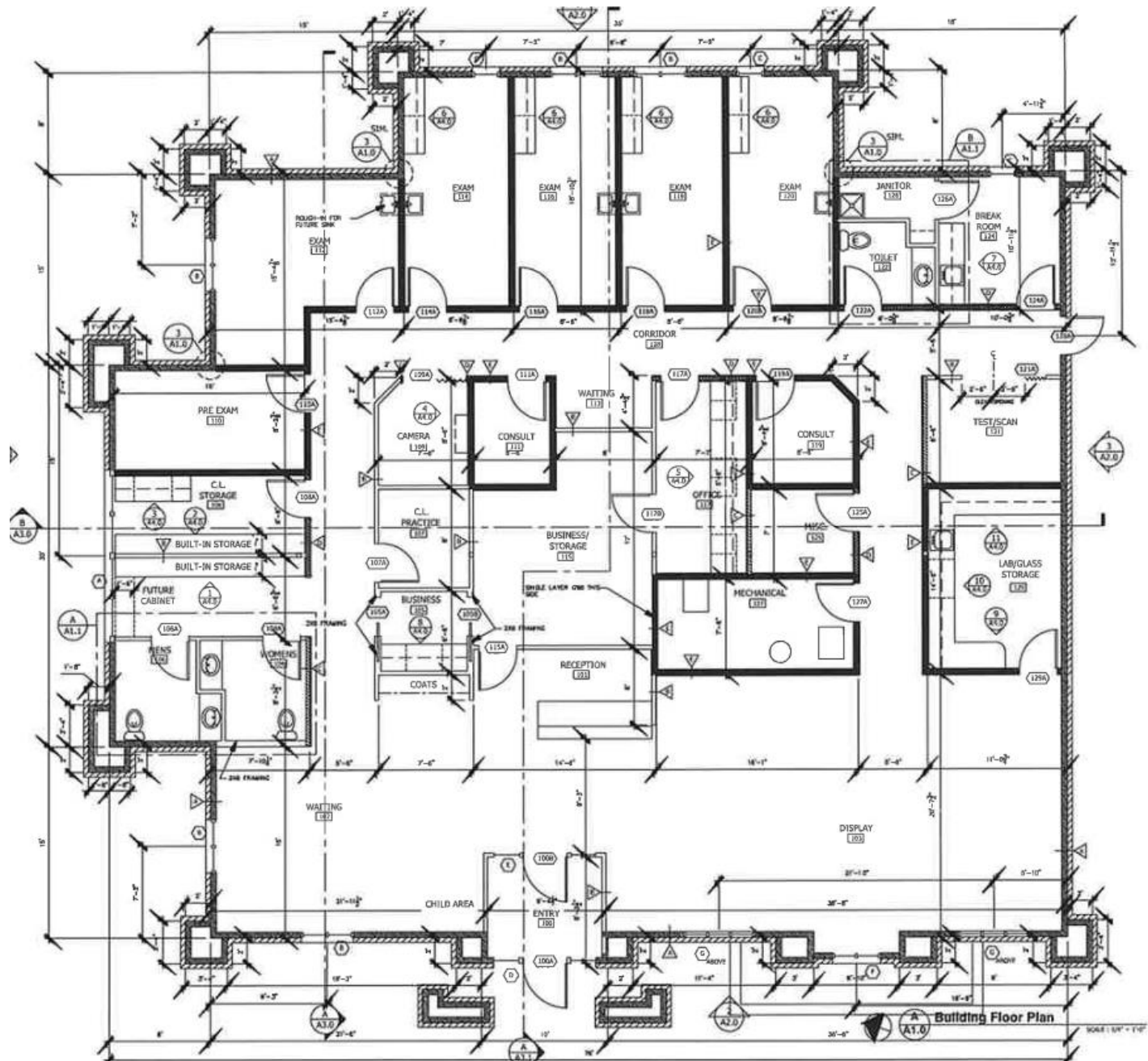
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AERIAL SITE OUTLINE

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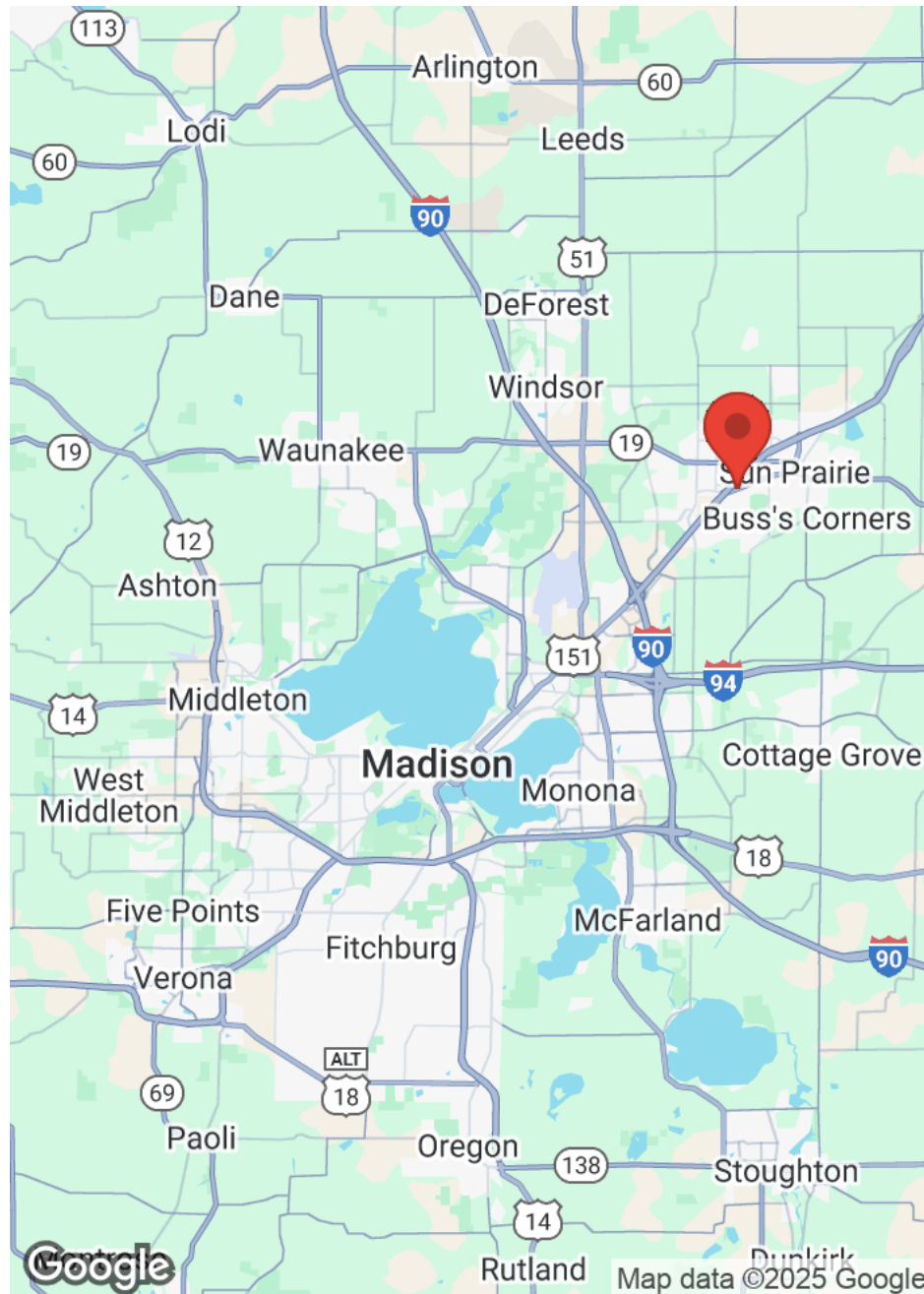
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LOCATION MAPS

EYE Wisconsin

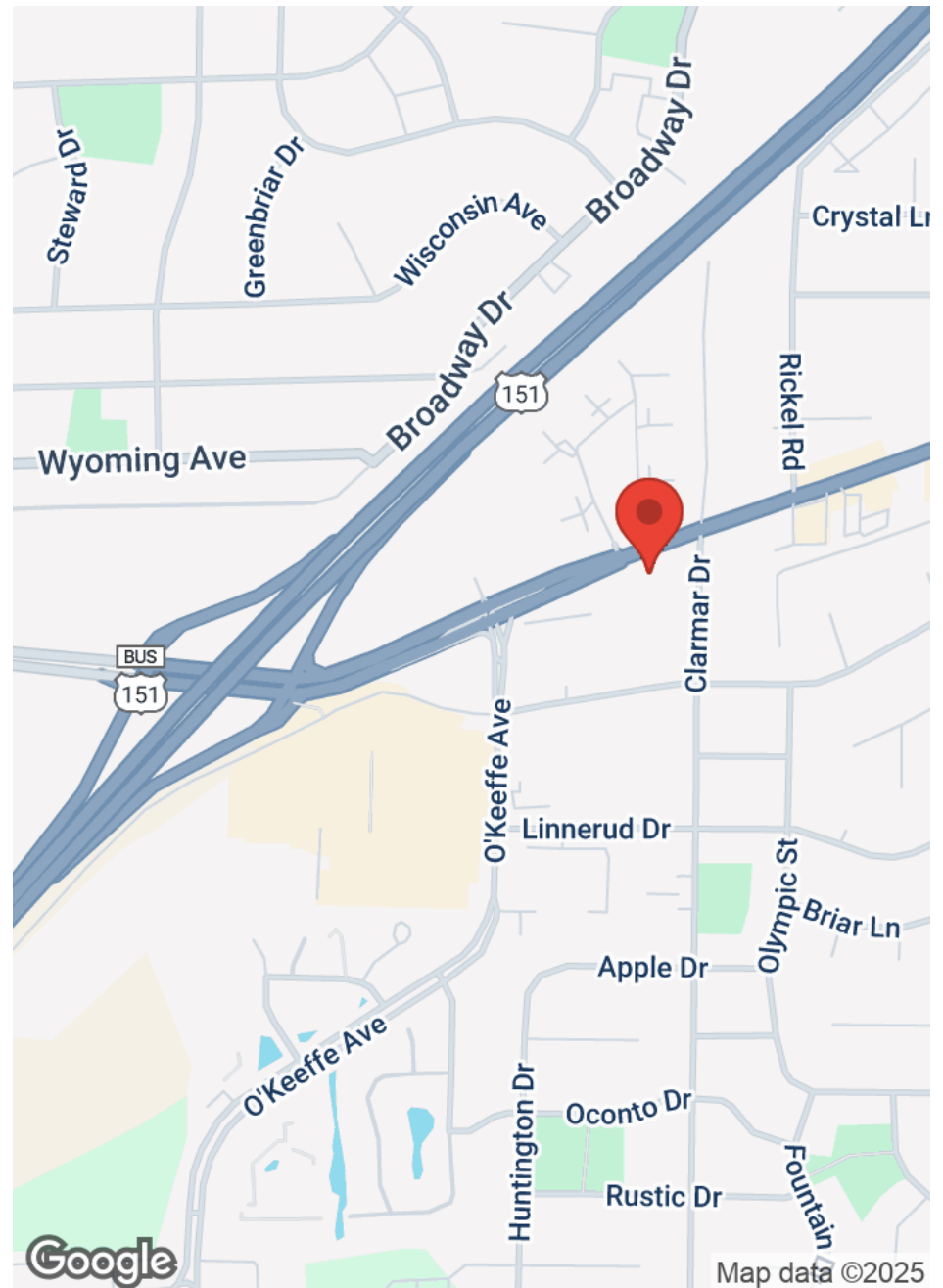
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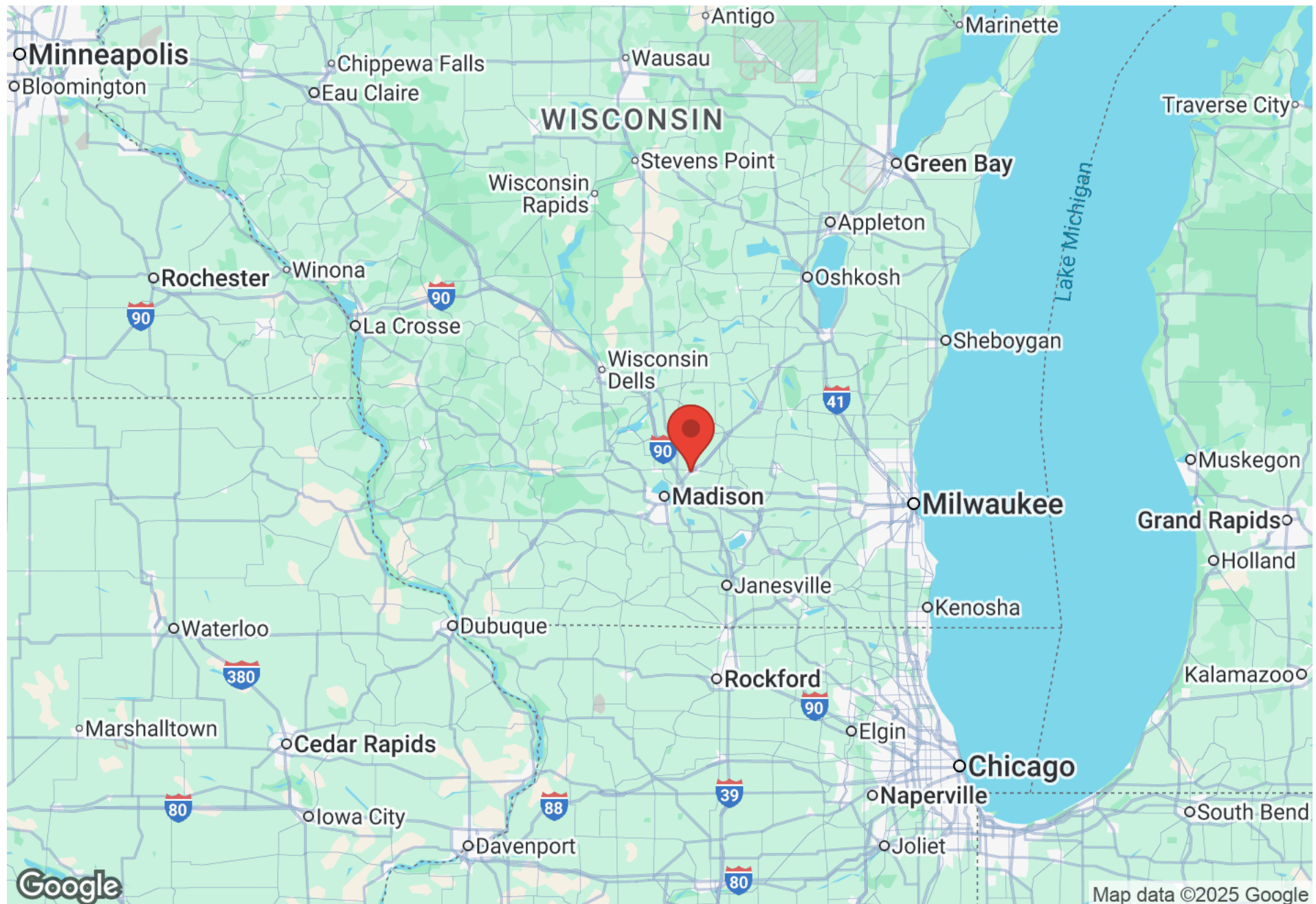
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REGIONAL MAP

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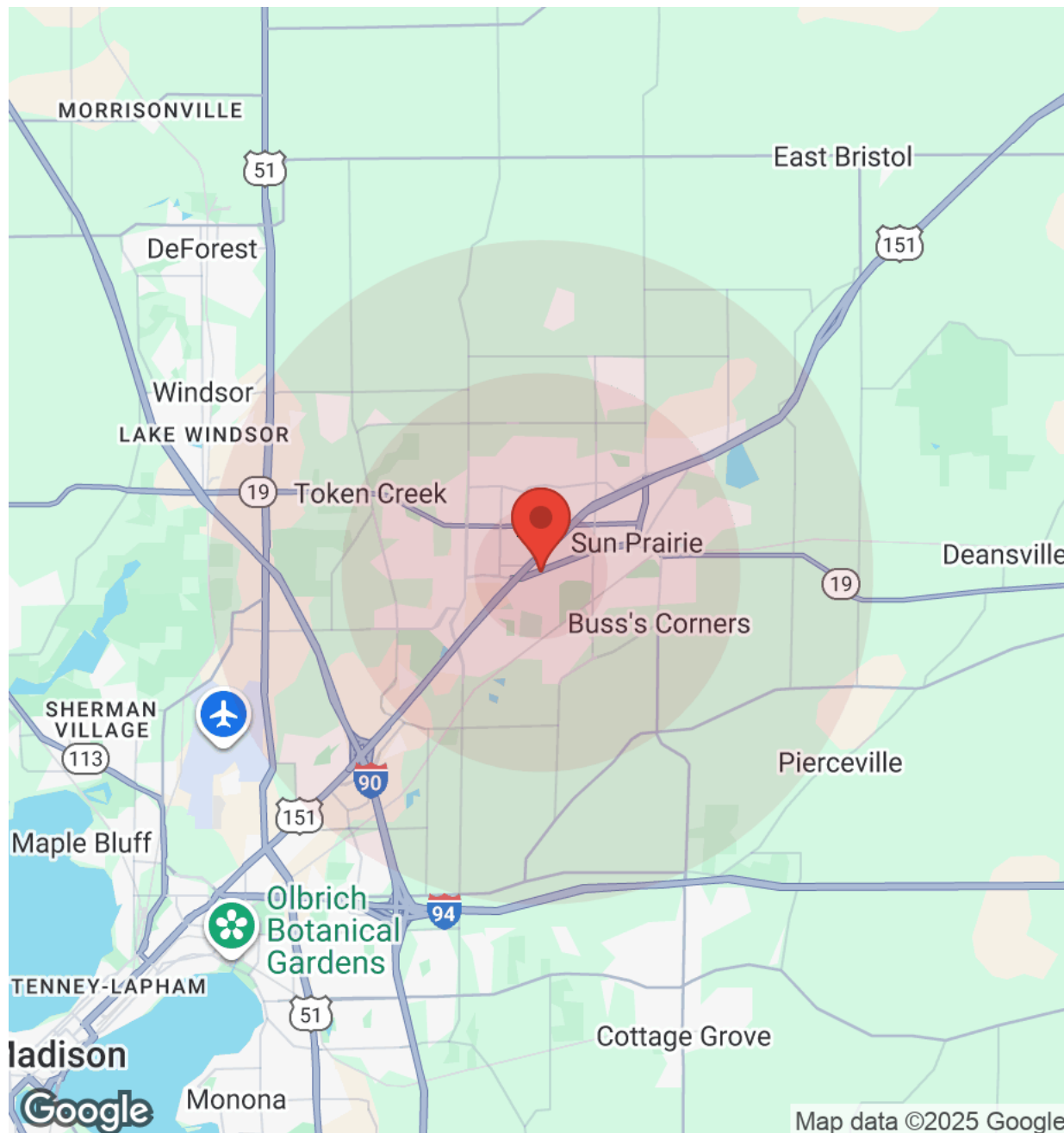
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DEMOGRAPHICS

EYE Wisconsin

1721 West Main Street | Sun Prairie, WI 53590

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Population	1 Mile	3 Miles	5 Miles
Male	5,188	23,111	32,281
Female	5,370	23,706	32,645
Total Population	10,558	46,817	64,926

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,093	8,930	11,986
Ages 15-24	1,499	6,078	8,521
Ages 25-54	4,655	20,241	28,264
Ages 55-64	995	4,673	6,788
Ages 65+	1,314	6,894	9,367

Income	1 Mile	3 Miles	5 Miles
Median	\$80,691	\$93,962	\$94,435
< \$15,000	214	583	831
\$15,000-\$24,999	202	851	1,150
\$25,000-\$34,999	328	1,166	1,761
\$35,000-\$49,999	384	1,629	2,274
\$50,000-\$74,999	985	3,447	4,612
\$75,000-\$99,999	632	2,670	3,748
\$100,000-\$149,999	787	3,860	5,559
\$150,000-\$199,999	433	2,362	3,400
> \$200,000	550	2,834	3,748

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,819	20,728	28,960
Occupied	4,516	19,402	27,084
Owner Occupied	2,058	11,302	15,916
Renter Occupied	2,458	8,100	11,168
Vacant	303	1,327	1,876

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State of Wisconsin - Disclose to Non-Residential Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) 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.
- (d) 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 Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. Other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm 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. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. • The following information is required to be disclosed by law: 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

NON- CONFIDENTIAL INFORMATION (the following information may be disclosed by the Firm and its Agents): _____

(Insert information you authorize to be disclosed, such as financial qualification information.)

DEFINITION OF MATERIAL ADVERSE FACTS

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.

NOTICE ABOUT SEX OFFENDER REGISTRY 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://www.doc.wi.gov> or by telephone at 608-240-5830.