

# 6562 LAKE RD #4

WINDSOR, WI 53598



## PROPERTY DESCRIPTION

The Premier of Windsor is available for purchase. This hair salon has been in business for over 40 years and has an enormous customer base. Located in the Lake Windsor Center Commercial Condominium Complex, with convenient access from all directions. Just over 1,200 square feet and set up very nicely for salon operations. 6 cutting chairs, 3 coloring stations and a manicure station. Laundry facilities, storage, and a public restroom. Absolutely everything is included to run the business, all inventory, equipment and supplies. Seller is willing to stay on after closing to assist the buyer with transition. An entirely different business could occupy this space as well. This also has a nice outdoor setting, with back patio and views of the wildlife and a large pond.

## PROPERTY HIGHLIGHTS

- Items Included: washer, dryer, 2 small refrigerators, inventory, supplies, equipment
- Condo fee: \$137/month
- 16% of ownership in association
- Showings on Mondays only. Preapproval required prior to showings and P&L's only after showing

## OFFERING SUMMARY

Sale Price:	\$350,000
Lot Size:	1.64 Acres
Building Size:	1,200 SF
Building Dimensions:	30 x 40
Parking:	Onsite Paved Lot

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,011	6,051	18,961
Total Population	2,169	15,069	46,684
Average HH Income	\$97,620	\$98,754	\$97,494



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Each office independently owned and operated

5320 Monona Dr  
Monona, WI 53716-3127

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Commercial Agent  
608.617.2727  
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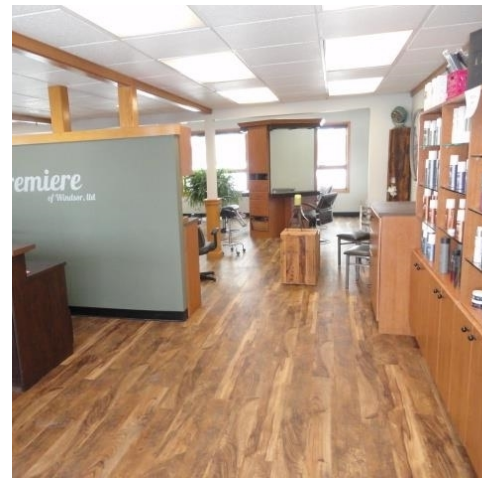
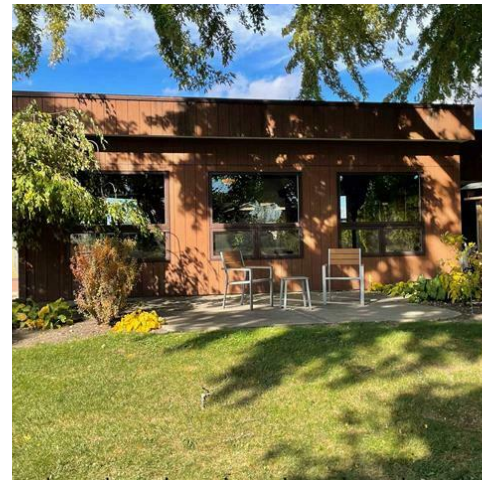
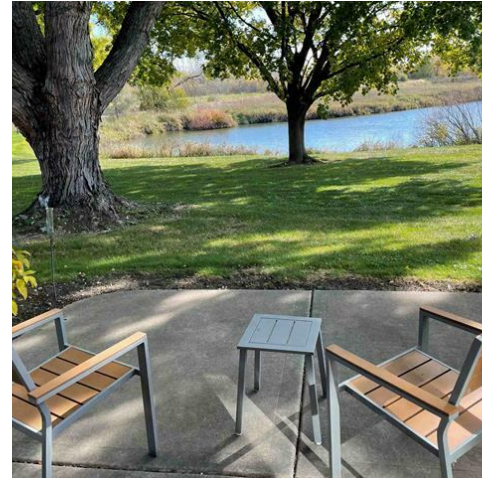
FOR SALE

SALON OR RETAIL PROPERTY

ADDITIONAL PHOTOS

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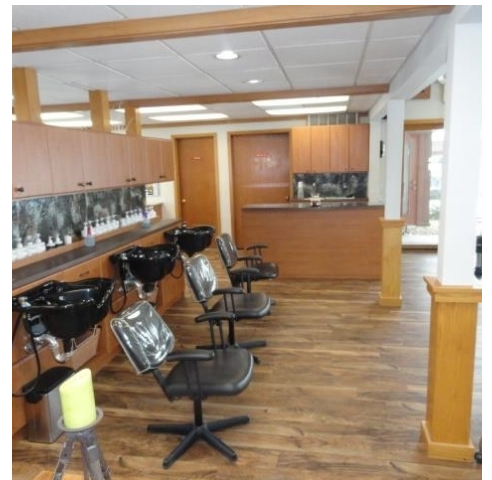
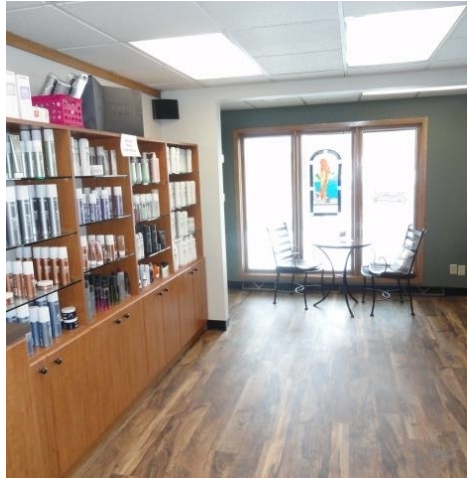
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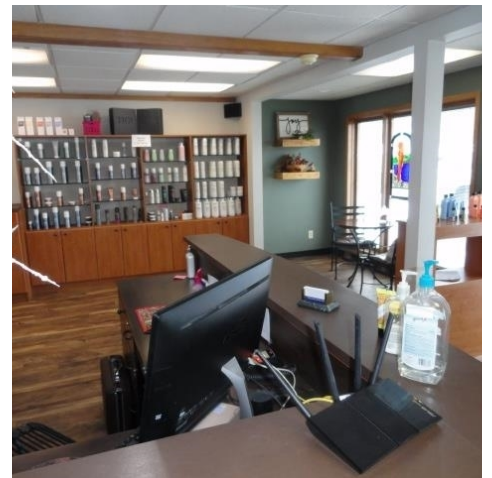
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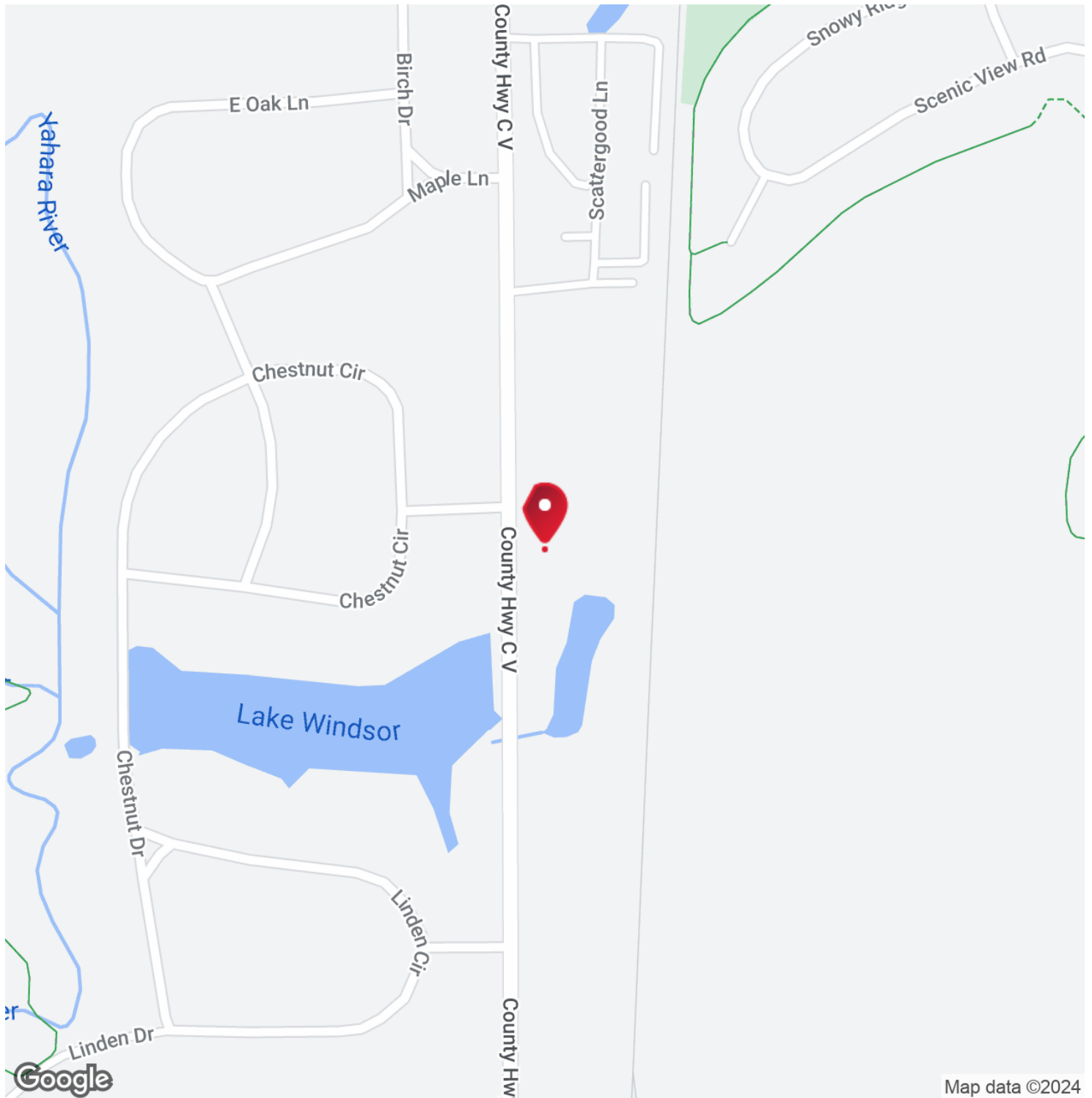
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LOCATION MAP

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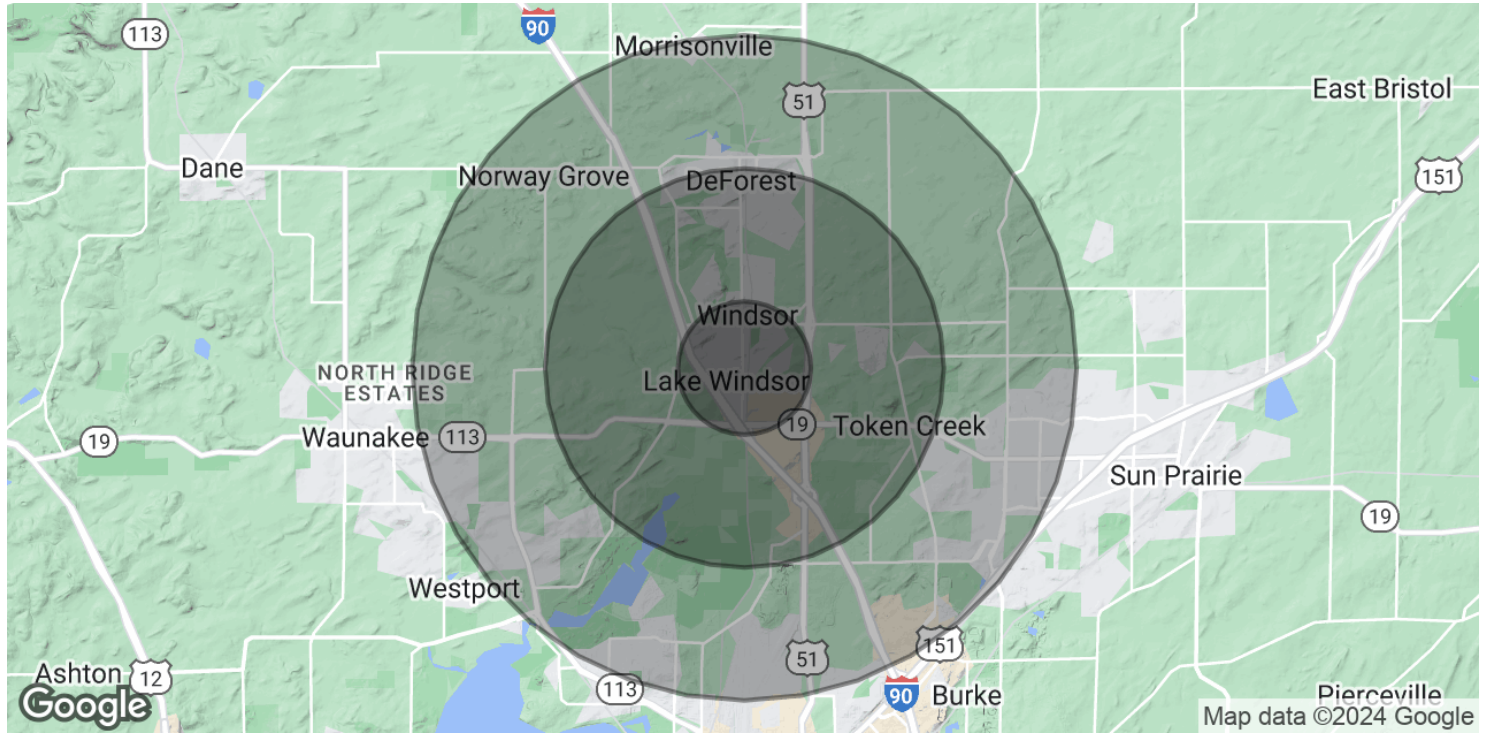
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	2,169	15,069	46,684
Average Age	37.3	39.3	38.5
Average Age (Male)	35.2	39.5	37.4
Average Age (Female)	40.5	39.2	39.1

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	1,011	6,051	18,961
# of Persons per HH	2.1	2.5	2.5
Average HH Income	\$97,620	\$98,754	\$97,494
Average House Value	\$326,885	\$284,827	\$261,979

\* Demographic data derived from 2020 ACS - US Census



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# STATE OF WISCONSIN BROKER DISCLOSURE

## To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

### **BROKER DISCLOSURE TO CUSTOMERS**

You are the 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 the 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:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *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.*
- *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).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *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. 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. 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(l) of the Wisconsin Statutes.

### **CONFIDENTIALITY NOTICE TO CUSTOMERS**

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 by law, or 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.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
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. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

### **CONFIDENTIAL INFORMATION:**

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NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

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(Insert information you authorize to broker to disclose such as financial qualification information)

### **CONSENT TO TELEPHONE SOLICITATION**

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**

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**

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 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.

