

# 1831 E Washington Ave

1831 E Washington Ave, Madison, WI 53704

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## Property Details

51 acres of land for sale on US Hwy 51, conveniently located alongside the railroad tracks. The property includes a vacant auto repair building that is currently zoned ILM for light industrial use. The City Comprehensive Plan designates future land use as Community Mixed Use (CMU) with a minimum height of 3 stories and a maximum height of 8 stories, and the property has approved plans to develop within these guidelines. All underground remediation has been thoroughly completed and satisfied with the WI Dept of Commerce and is included in the DNR Geographic Information System Registry. Possible seller concessions are available per negotiations.

**Price: \$2,890,000**

- Seller Inviting Competitive Offers for Consideration
- Ideal for Developers/Brokers Seeking Prime Madison Location
- Excellent Visibility and High Traffic Location
- CMU zoning allows for the construction of up to eight stories high building
- .51 Acres of Vacant Land Available With Future CMU Zoning!
- Located Directly On The East Washington Corridor to the Capital

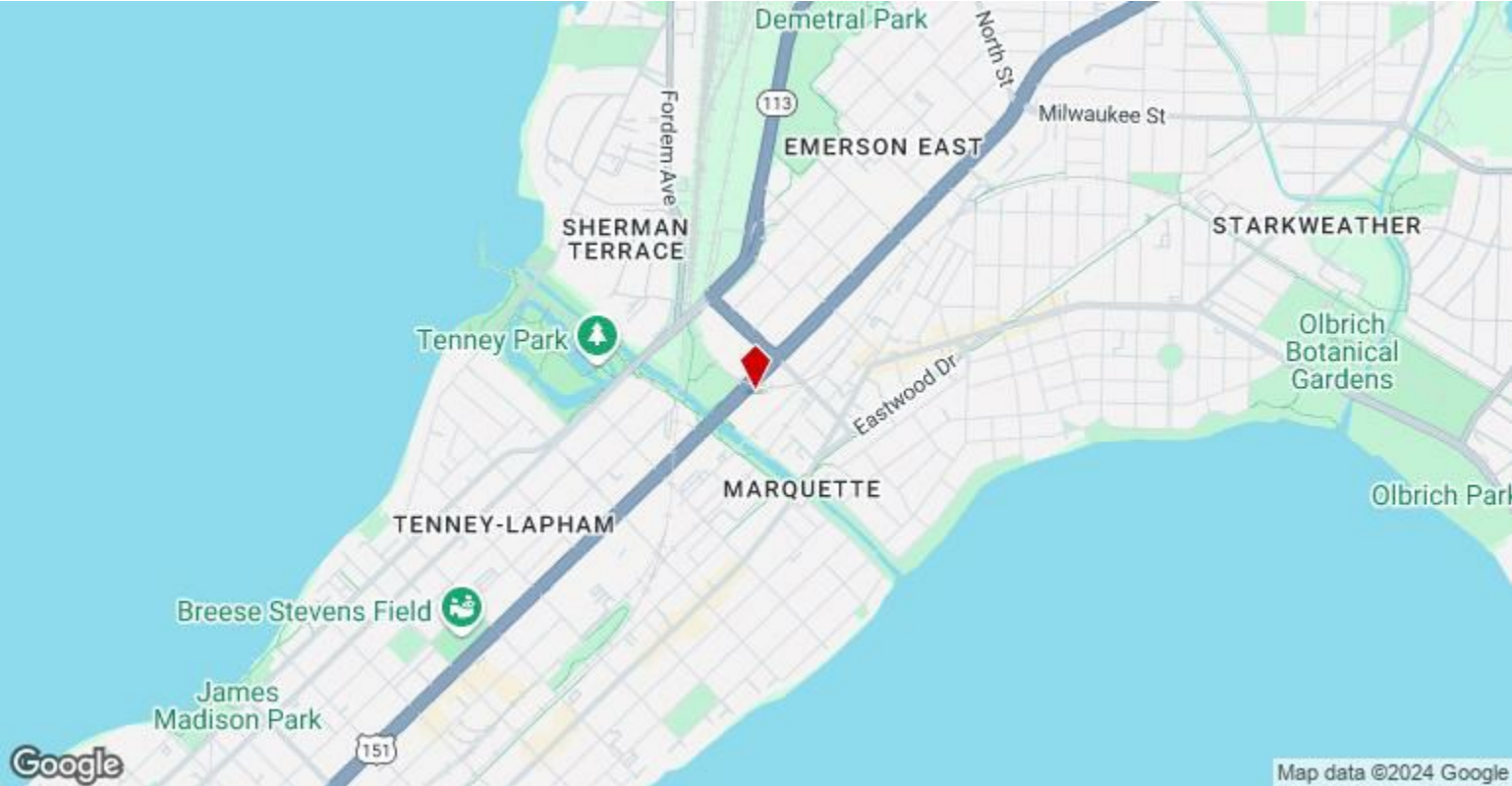
View the full listing here: <https://www.loopnet.com/Listing/1831-E-Washington-Ave-Madison-WI/32274969/>

Price:	\$2,890,000
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment or Owner User
Total Lot Size:	0.51 AC
Sale Conditions:	Redevelopment Project
No. Lots:	1
Zoning Description:	IL
APN / Parcel ID:	0710-072-0911-9

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## Location



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## Property Photos



Primary Photo



Building Photo

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## Property Photos



Aerial



Aerial

# 1831 E Washington Ave

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## Property Photos



Aerial



Birds Eye



# 1831 E Washington Ave

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