



2006664 Active Business/Comm Price: \$88,285
 (if lease only = annual lease)
2300 Hwy 51 and 138 City Stoughton D44
Stoughton WI 53589 County: Dane
Trade Name: SWAC Units in Bldg: 7

RE For Sale: No **Ann Rent/SqFt:** \$ 15.95
Bus for Sale: No **Bldg Gross SqFt:** 64,250 *Blue Print*
Lease Only: Yes **Net Leasable SF:** 5,535
of Stories: 1 **Onsite Parking:** 180 stalls
Bldg Dim: 0x0 **Parking Fee/Mo:** \$ 0
Year Built: 2007 Assessor

[Schedule a Showing](#) [Show](#)

US-51 S to East on Jackson St and South on Dvorak Ct to SWAC

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
NNN	TBD		Yes	\$ 88285	\$ 15.95	\$	5,500
				\$	\$	\$	
				\$	\$	\$	

Gross Op Inc:	\$ 440808	2024	Est Acres:	4.8200	Assessor	Land Assess:	446,000
Ann Op Exp:	\$ 0		Lot Dim:			Improvements	3,735,800
Net Op Inc:	\$ 440808		Street Front:	1040	# Loading	Total Assess:	4,181,800 / 2025
Zoning:	PB		Ceiling Hgt Min:	9	Max:	Net Taxes:	67,798 / 2024
Parcel #:	0511-063-4260-2		Industrial Park:			Owner:	SWAC LLC

Included

Excluded

Type	Retail, Office, Service, Recreation, School, Day care, Beauty /barber, CBRF, Other	Building Parking	11-20 spaces, Onsite, Paved
Location	Business district, Shopping center, Free standing, Corner, Near Major Highway	Basement	Slab/None
Present Use	Retail, Office, Service	Seating Capacity	21-30 persons
Exterior	Brick, Steel, Stucco, Other, Steel Frame	Licenses	None
Roofing	Metal, Rubber/membrane	Sale Includes	N/A
Heating	Forced air, Central air, Zoned heating	Documents on File	Traffic count
/Cooling		Lease Type	Triple net
Fuel	Natural gas	Tenant Pays	All expenses
Water/Waste	Municipal water, Municipal sewer	Terms/Option	Seller may assist, Other
Features	Private Restrooms, 440+ volt, 3 phase electric, Reception area, Signage available, Security system, Internal sprinkler, Inside	Miscellaneous	Internet - Cable, Internet - DSL, Internet -Fiber Available, Internet - Fixed wireless, Internet - Satellite/Dish
		Occupancy	Vacant

5,500 SF, previously occupied by Stoughton Health and Rehabilitation Center, is available for lease or sale in the premier Midwest athletic hub, the Stoughton Wellness and Athletic Center (SWAC). Built in 2007, the space features multiple offices, a welcoming reception area, a kitchen, and an expansive, adaptable open space—perfect for treatment areas, group classes, or collaborative work. The SWAC draws 120,000+ annual participants through Sports Enhancement Academy's volleyball and basketball leagues and over 40 tournaments yearly. It's also home to the nation's largest Anytime Fitness (2,000+ members) and popular tenants like Famous Yeti's Pizza, Basecamp Arcade, Heron Banquet Hall, and Stoughton Eye Care, offering exceptional visibility and steady daily traffic in a thriving community.

Listing Broker is an owner of the property and will be present for all showings. Available 03-01-2026.

ListAgt David Baehr	52609-90	CoList:		Sold Price:		List Date:	8/15/2025
Pref: 608-213-6686				Concessions:		Expiration:	8/3/2026
David@baehrin.com				DOM	229	CDOM:	229
American, REALTORS				Accepted Offer:		Electronic	Yes
Off: 608-834-2600	Fax #: 608-834-2620			Closing		Exclusive Agency:	No
202 W Main St				Financing:		Licensee Interest:	Yes
Sun Prairie WI 53590				Sale Factors:		Limited Service:	No
Sale Agent:				Competing Offers:		Multiple	Yes
				CashOffer@Acceptanc		Named	No

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Printed By: David Baehr

04/01/2026 02:42 PM

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