



**7869 Big Sky Drive, Madison, WI 53719**

**For Sale/Lease**



**HIGHLIGHTS:**

- 15,329 Square feet
- +29,000 cars passing daily
- Prime location with excellent signage visibility
- Easy accessibility to the Beltline
- 16 large overhead doors

**Additional Information**

- 5 Vehicle lifts
- Three oil change pits (one large enough to accommodate full-sized tour bus)
- Pull-through garage features



**\$2,500,000 (Sale)**

**\$124,032 (Lease)**

**David Baehr**  
Broker, ABR, RRS

608.213.6686



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www.baehrinc.com



202 W. Main Street, Sun Prairie, WI 53590

# Description



Introducing a remarkable property offering an exceptional combination of prime location and incredible features. Located on the Westside, this property enjoys exceptional Beltline signage exposure, attracting the attention of a staggering 29,000+ passing cars daily., ensuring maximum visibility and easy accessibility. This spacious property includes an upstairs office/storage space, providing ample room for administrative tasks and additional storage. The large reception area, complete with a sink and cabinets, water fountains, bathrooms which ensures a welcoming and functional space for customer interactions. Call us today to unlock the potential of this prime Westside location!

## Details

Asking Sale Price .....	<b>\$2,500,000</b>	Property Type .....	<b>Commercial</b>
Asking Lease Price .....	<b>\$124,032</b>	Year Built.....	<b>1986</b>
Lot Size (acres) .....	<b>1.39</b>	Road .....	<b>Paved</b>
		APN .....	<b>0708-262-0612-4</b>

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