

Real Estate For Sale

1025 N Sherman Ave Madison WI 53704

Asking Price: \$1,600,000

Restaurant Building

0.463 Acre Lot / 6,256 sq.ft + 5,244 sq.ft. Basement



6,256 sq.ft. Free standing restaurant building (*Former Esquire Supper Club from 1947-2026*) zoned CC-T located on the corner of N. Sherman Ave and Roth St. just 3 blocks from Maple Bluff Country Club and only 3.5 miles from downtown Madison. The sale price includes all restaurant equipment and the real estate. There is a monument sign located on the corner lot for great visibility, ample parking onsite, bar area, dining area, large kitchen setup for in house service and catering and **an additional 5,244 sq.ft. in the basement.** This is a great opportunity for an owner/operator or set your rate and lease it out as an investment property. Don't miss out on this turnkey location in a sought-after location.

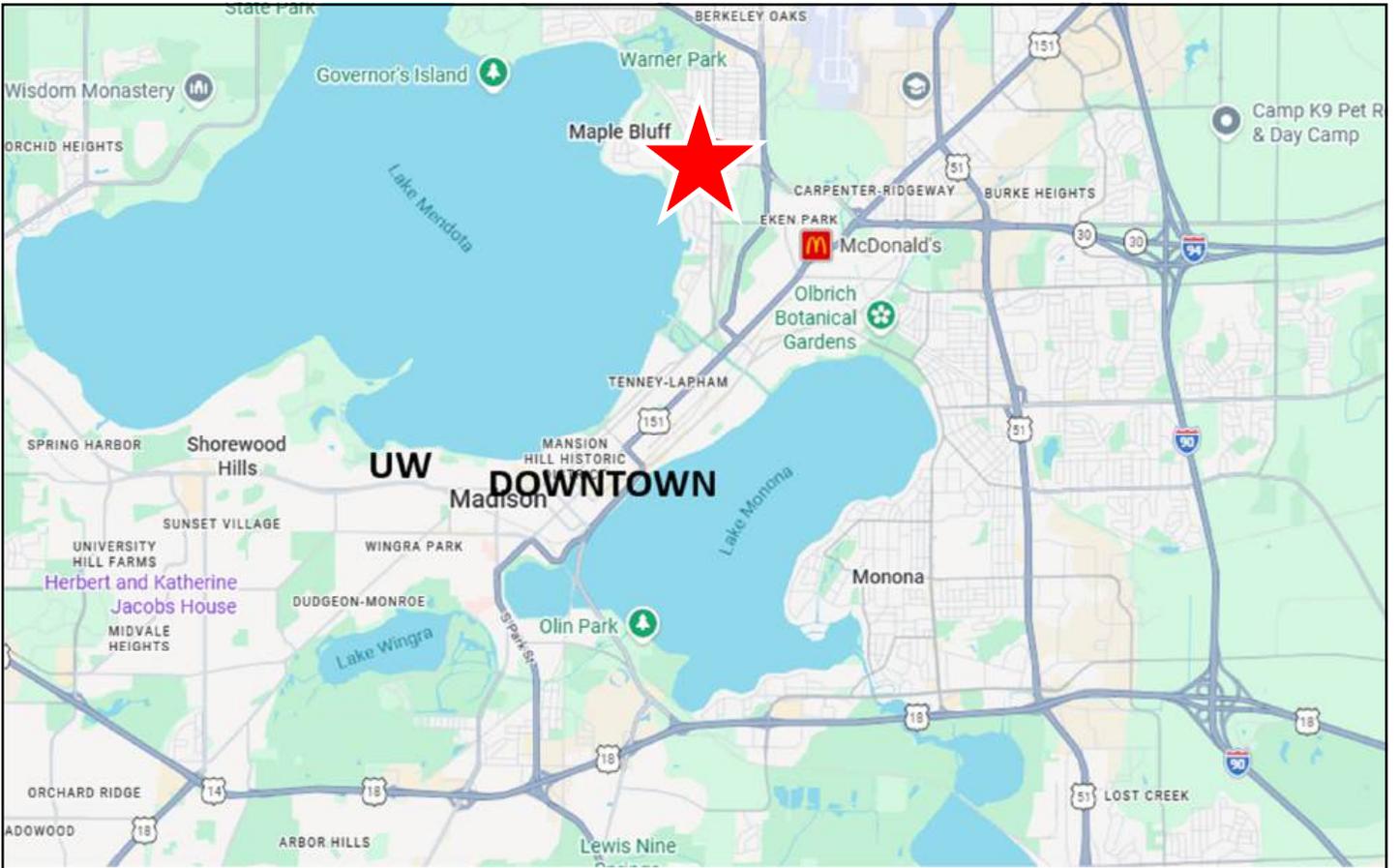


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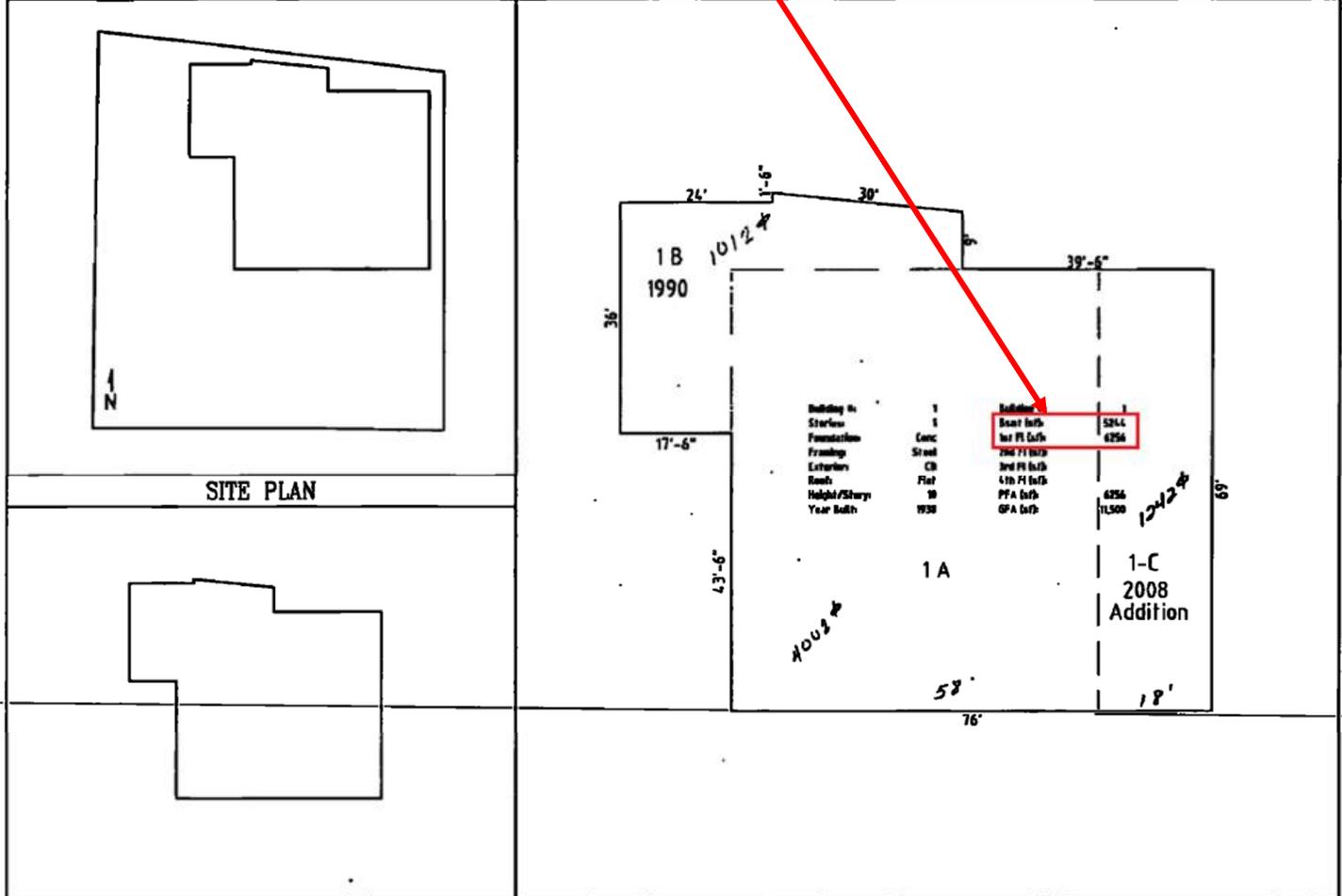
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www.madisonproperty.com/realestate



Per Assessor:
 First floor area of 6,256 sqft.
 Basement area of 5,244 sqft

PARCEL NUMBER: 0810-313-0089-1 ADDRESS: 1025 North Sherman Avenue AREA: 9912 TYPE: COM



TOP VIEW	FLOOR PLAN
MADISON CITY ASSESSOR COMMERCIAL PROPERTY FIELD CARD	Floor: 01 OF 01 . Bldg#: 01 OF 01 Empl#: 70 Date: 1-21-2009 Scale: 1" = 20' File Name: 0810-313-0089-Ldwg Footprint: 6256 sf Perimeter: 346 ft Rev: 2009

Parcel Number: 0810-313-0089-1 Property Address: 1025 N Sherman Ave
 2026 Assessment Year -- 2026 -- City of Madison, WI -- 2026 --

Land Information							
Land Line	Tax Classification	Acres	Sq. Ft.	Width	Depth	Unit of Measure	Units
1	Commercial	0.4634	20,186	155.20	0.00	SF	20,186
2	Commercial		0	137.26		SITE	0.00
Total Real Estate - All Columns:		0.4634	20,186				

Building Summary								
Bldg #	Tax Class	Style	Class/Const	Year Built	Grade	Condition	Area	
1-1	Commercial	C-28	C-3	1938	C-1		8,004	
1-2	Commercial	C-28	C-3	1990	C-1		1,012	
1-3	Commercial	C-28	C-3	2008	C-1		2,484	

Exterior Photos



Exterior Photos

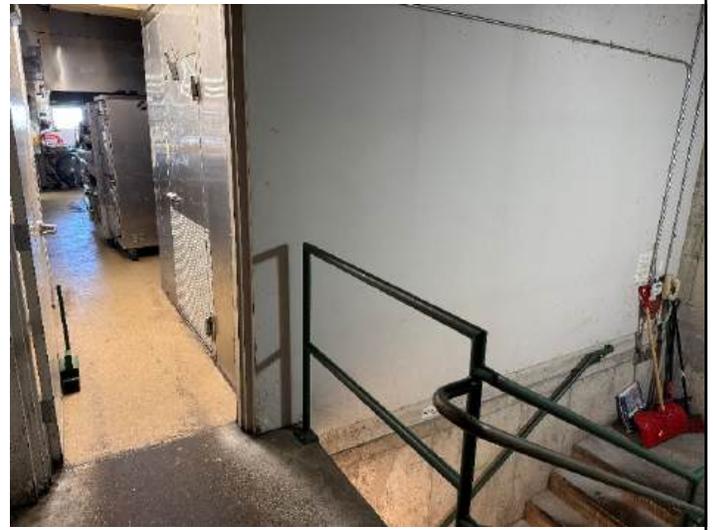
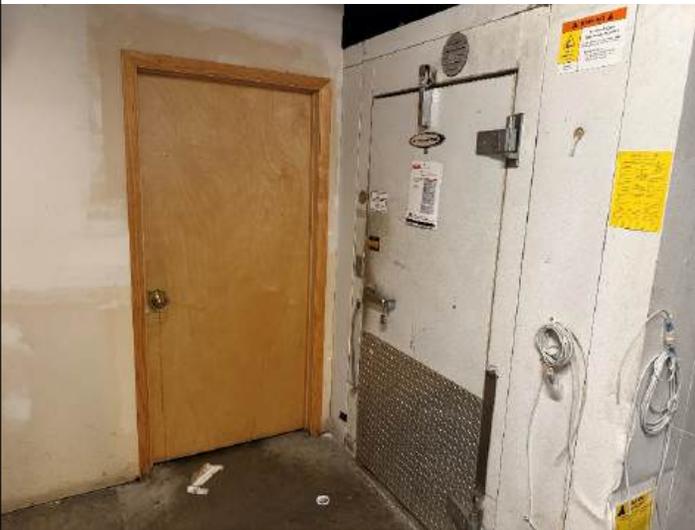






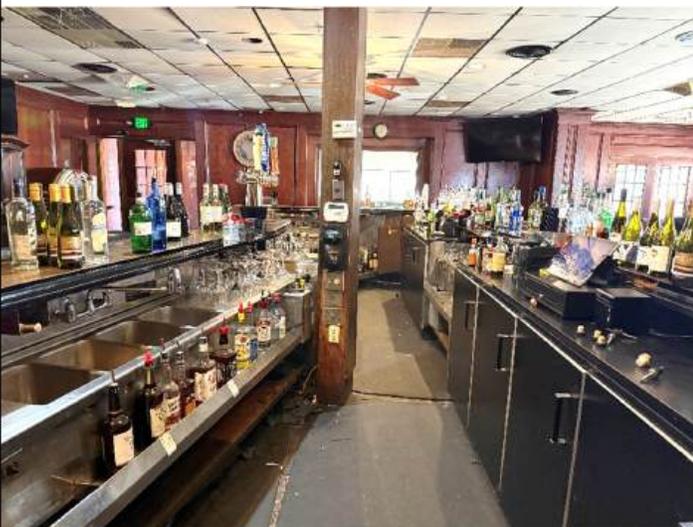
(Interior Photos)





(Interior Photos)





(Interior Photos)



DISCLOSURE TO CUSTOMERS

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

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

- 8 ■ The duty to provide brokerage services to you fairly and honestly.
- 9 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 10 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it,
11 unless disclosure of the information is prohibited by law.
- 12 ■ The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 57-66).
- 14 ■ The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 24-40).
- 16 ■ The duty to safeguard trust funds and other property held by the Firm or its Agents.
- 17 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector.

22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

24 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the Firm
25 or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want
26 to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular
27 information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer
28 providing brokerage services to you.

29 The following information is required to be disclosed by law:

- 30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 52-60).
- 31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report
32 on the property or real estate that is the subject of the transaction.

33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list
34 that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other information
35 you consider to be confidential.

36 **CONFIDENTIAL INFORMATION:** _____
37 _____

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

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

41 **THIS IS A DISCLOSURE AND DOES NOT CREATE A CONTRACT. THIS DISCLOSURE IS TO BE PROVIDED BY
42 AN AGENT ASSOCIATED WITH A LISTING FIRM OR WITH A SUBAGENT FIRM PROVIDING BROKERAGE
43 SERVICES TO A BUYER OR TENANT.**

44 **FAIR HOUSING/ NON-DISCRIMINATION**

45 The Firm and its agents agree that they will not discriminate based on race, color, sex, sexual orientation as defined in
46 Wisconsin Statutes § 111.32(13m), disability, religion, national origin, marital status, lawful source of income, age,
47 ancestry, family status, status as a victim of domestic abuse, sexual assault, or stalking, or in any other unlawful manner.

48 **NOTICE ABOUT SEX OFFENDER REGISTRY**

49 You may obtain information about the sex offender registry and persons registered with the registry by contacting the
50 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

51 **DEFINITIONS**

52 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
 53 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party,
 54 that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects
 55 or would affect the party's decision about the terms of such a contract or agreement.

56 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
 57 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
 58 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
 59 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
 60 or agreement made concerning the transaction.

61 **COMPENSATION**

62 **The Firm does not charge compensation to show homes to a customer under this disclosure.**

63 **Real estate commissions and compensation are not set by law and are fully negotiable. A firm may not represent**
 64 **that the firm's services are free or available at no cost to their clients, unless they receive no financial**
 65 **compensation from any source for those services.**

66 **The Firm may receive compensation from the listing firm as an agent working with a buyer as customer in the**
 67 **purchase of a property.**

68 **ACKNOWLEDGMENT**

69 **Wisconsin law requires the Firm to request the customer's signed acknowledgment that the customer has**
 70 **received a copy of this written disclosure statement if the Firm will provide brokerage services related to real**
 71 **estate primarily intended for use as a residential property containing one to 4 dwelling units.**

72 **SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE ANY CONTRACTUAL OBLIGATIONS**
 73 **FOR EITHER THE CUSTOMER OR THE FIRM.**

74 **By signing and dating below I /we acknowledge receipt of a copy of this disclosure.**

75 (x) _____
 76 Customer Signature ▲ Print Name ▲ Date ▲

77 (x) _____
 78 Customer Signature ▲ Print Name ▲ Date ▲

79 (x) _____
 80 Agent for Firm ▲ Print Name ► Firm Name ▲ Date ▲