

1225 GREENWAY CROSS, MADISON, WI 53713

2 BA | 5,250 SQ. FT

OFFERED AT

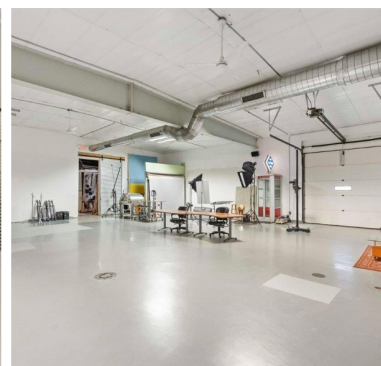
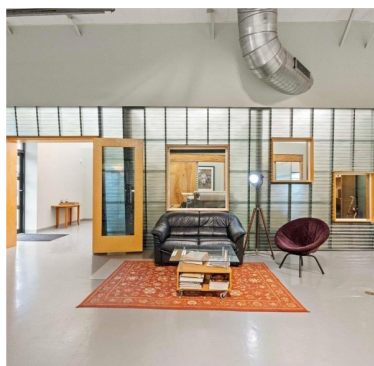
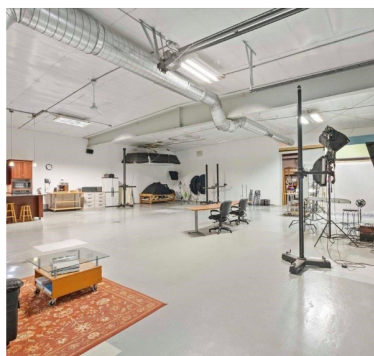
\$1,299,000



VISIBLE, MODERN, VERSATILE!

ABOUT THIS PROPERTY

Modern and versatile 5,250 sqft commercial space offering high visibility on Madison's near west side. Features soaring 14–16' ceilings, 5,250 sqft of office/workshop space, and dual 10'x10' garage doors. Interior highlights include 3 private offices, 2 open work areas, conference room, kitchen, 2 restrooms, and 16+ parking spaces. High-grade thermal insulation, T1 fiber internet, security system, 200-AMP electrical, and utilities averaging \$433/mo combined. Recent upgrades include a metal roof, siding, and gutters (2021), and central AC (2018). Ideal for creative studios, tech teams, service pros, storefronts, or businesses ready to expand.



5,250
SQ. FT.

2008
BUILT IN



JOHN DAVID VÁSQUEZ

REALTOR®
LIC# 83477-94

m: (608) 770-4322 | o: (608) 770-4322

e: johndavid@mattwinz.com

w: askjdv.com



5940 Seminole Centre Ct #310, Madison, WI 53711

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AREA REPORT



VERY CONVENIENT

This home is in a **very convenient** area. Some errands in this location require a car and most major services are within **1** mile.

- | | | |
|--------------------|------------------|-------------------------|
| MEDICAL
0.1 MI | GYM
0.1 MI | PHARMACY
0.1 MI |
| ATM
0.2 MI | GAS
0.3 MI | GROCERIES
0.5 MI |
| CLEANERS
0.5 MI | COFFEE
0.8 MI | MOVIE THEATER
2.9 MI |

MOST
SERVICES
WITHIN

1

MILE

SCHOOL REPORT



SCHOOLS IN YOUR AREA

The assigned schools are **average** for the area. There are also **17** private schools and **4** charter schools within **5** miles.

PK-5

HENRY DAVID THOREAU
ELEMENTARY SCHOOL
ASSIGNED

6-8

CHEROKEE HEIGHTS
MIDDLE SCHOOL
ASSIGNED

9-12

WEST HIGH SCHOOL
ASSIGNED



OUTDOOR REPORT



THE GREAT OUTDOORS

This home is located near a variety of outdoor activities.

POPULAR

- | | |
|--|--|
| PARK
JENNI & KYLE PRESERVE
(0.4 MILES) | GOLF COURSE
NINE SPRINGS GOLF COURSE
(0.8 MILES) |
| DOG PARK
BRITTINGHAM PARK
(2.3 MILES) | LAKE
LAKE MONONA DRINKIN AND
SMOKIN
(2.5 MILES) |



FOOD REPORT



NEIGHBORHOOD EATS

This home is located near **150** moderately priced restaurants and has an **above average** variety of cuisines.

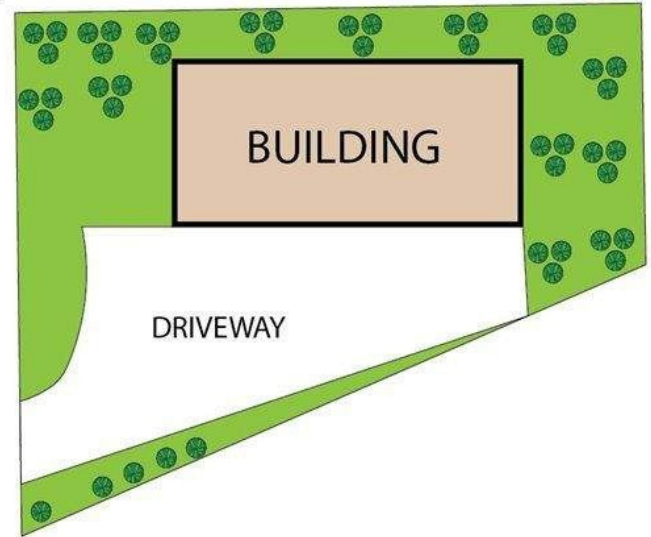
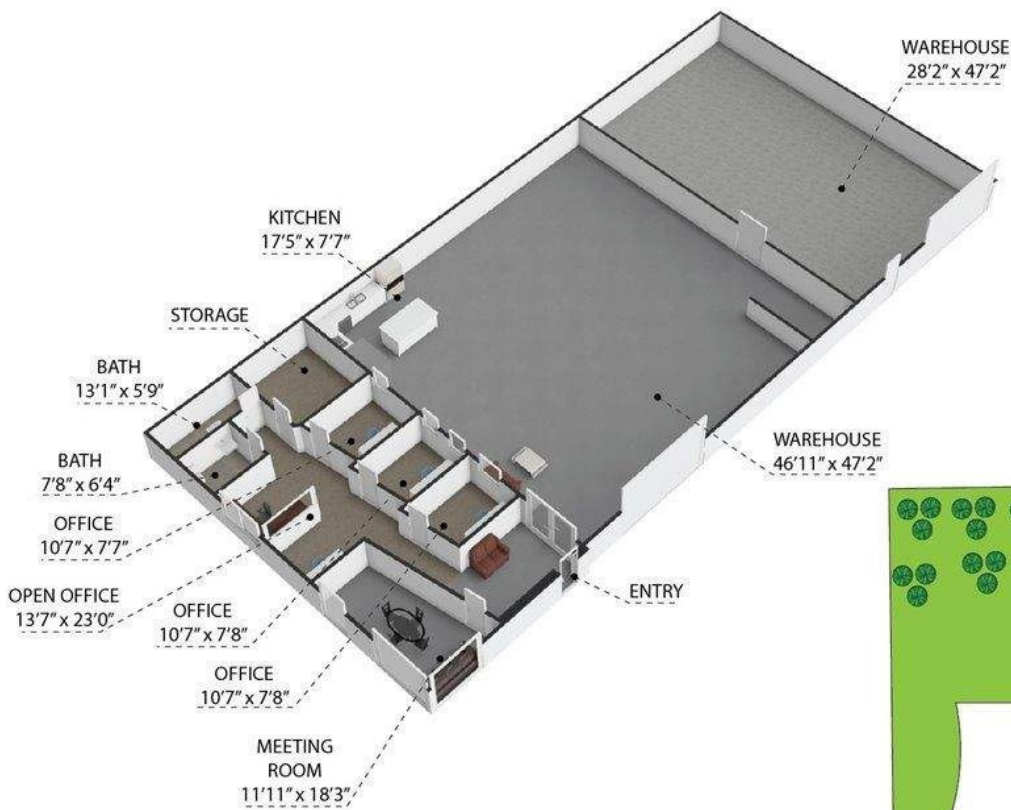
BY CATEGORY

AMERICAN	35	CAFES, COFFEE AND TEA ...	10
FAST FOOD	21	ASIAN	10
PIZZA	16	BARS	8
MEXICAN	11	SEAFOOD	7
INTERNATIONAL	10	OTHER	16

169



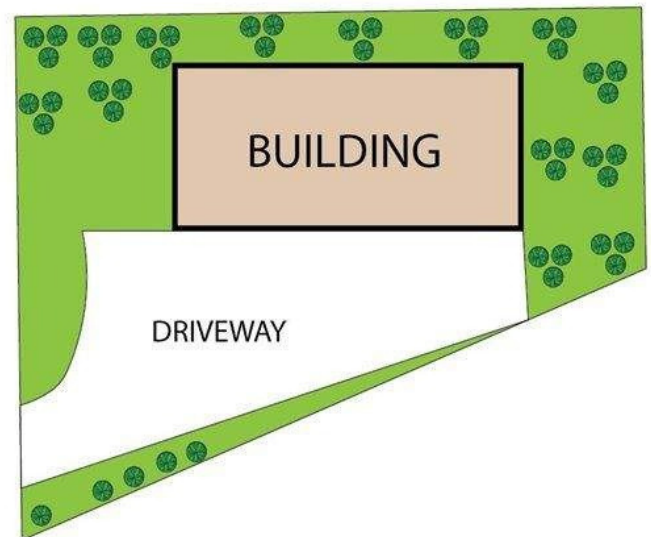
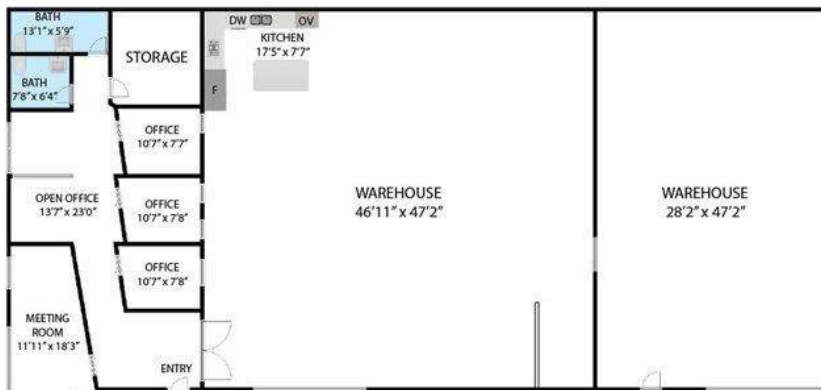
WITHIN 5 MILES



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TOTAL APPROX. FLOOR AREA 4,587 SQ.FT

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.



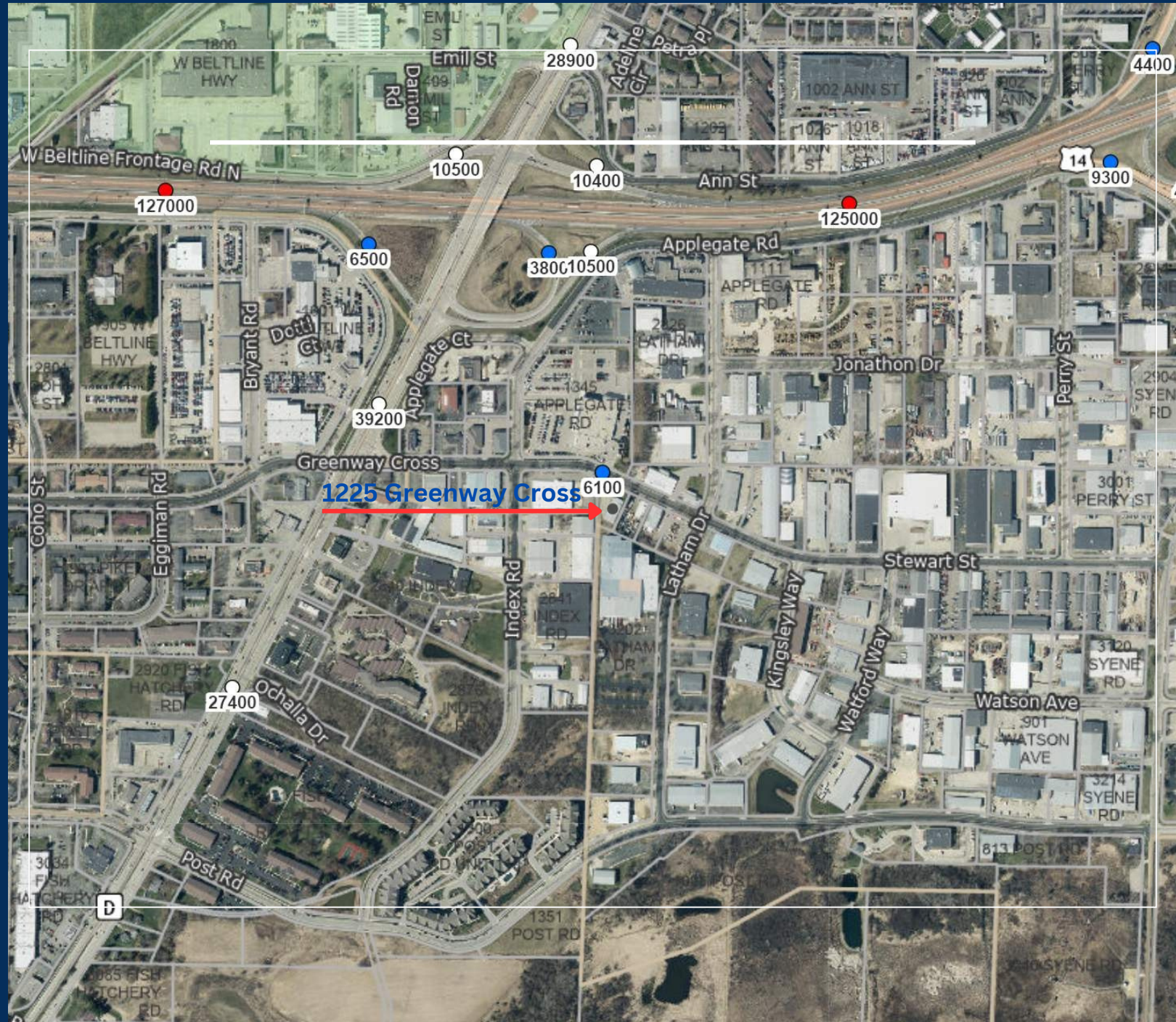
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WI-DOT Traffic Counts



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