

RETAIL BUILDING FOR SALE

THE OLD FEED MILL

114 CRAMER STREET, MAZOMANIE, WI 53560



HISTORICAL LANDMARK PROPERTY FOR SALE

OAKBROOK CORPORATION
2 Science Court, Suite 200
Madison, WI 53711



PRESENTED BY:

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PROPERTY SUMMARY

The Old Feed Mill

114 Cramer Street | Mazomanie, WI 53560



Property Summary

Address:	114 Cramer Street
Air Conditioning:	Yes
Historic Designation:	1857 Lynch & Walker Mill
Price:	\$875,000
Building SF:	16,000 SF +-
Above-Grade SF Total:	10,667 SF +-
Elevators:	Yes
Food Grade:	Yes
Heat:	Boiler System
Lot Size:	0.94 Acres
Signage:	Monument Sign
Parking:	40 +-
Year Built:	1857
Renovated:	1995
Sprinklers:	Yes
Zoning:	BI - General Commercial

Property Overview

The Old Feed Mill offers a rare opportunity to acquire a fully renovated, historic restaurant and event venue in downtown Mazomanie. The approximately 16,000-square-foot property features original brickwork, exposed wood beams, multiple dining and event spaces, outdoor seating, a commercial kitchen, an elevator, a sprinkler system, and parking for more than 40 vehicles. The underutilized second floor offers significant value-add potential, including possible conversion to apartments, subject to zoning and municipal approvals. The building sale includes the commercial kitchen hood, Anslul system, and walk-in coolers.

****Seller will consider short-term leaseback of the building****

****Eligible for 40% tax credit improvements****

Location Overview

Located in the heart of Mazomanie, The Old Feed Mill is positioned just two blocks from U.S. Highway 14, providing convenient access to Middleton, Madison, and communities throughout western Dane County. The property is approximately 20 minutes west of Middleton and serves as a well-established destination for local residents, regional visitors, weddings, and special events. Its historic setting near downtown Mazomanie and the Driftless Area enhances the property's appeal as a distinctive restaurant and hospitality destination.

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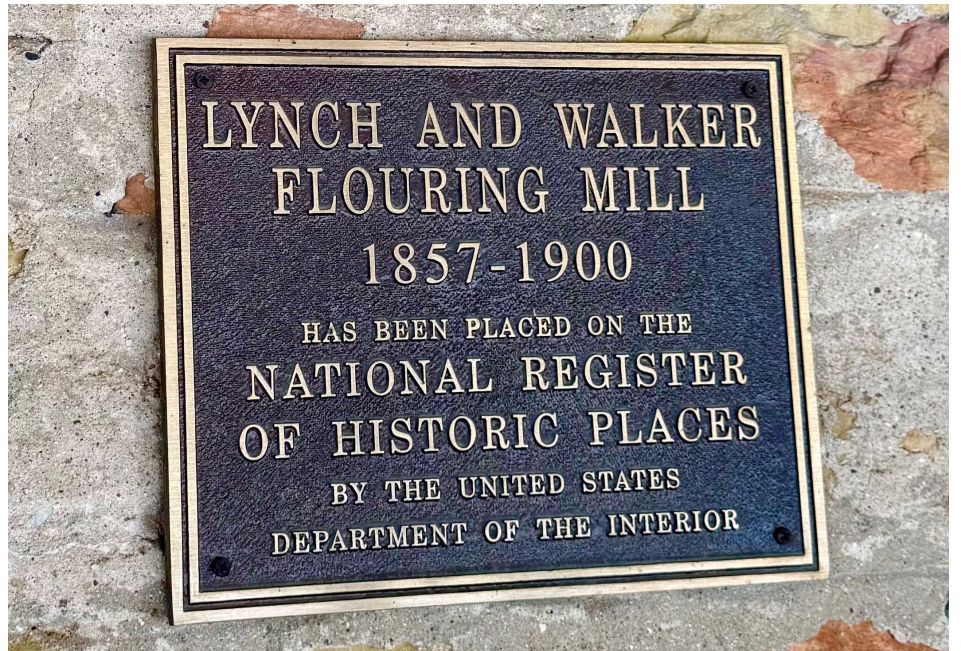
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PROPERTY PHOTOS

The Old Feed Mill

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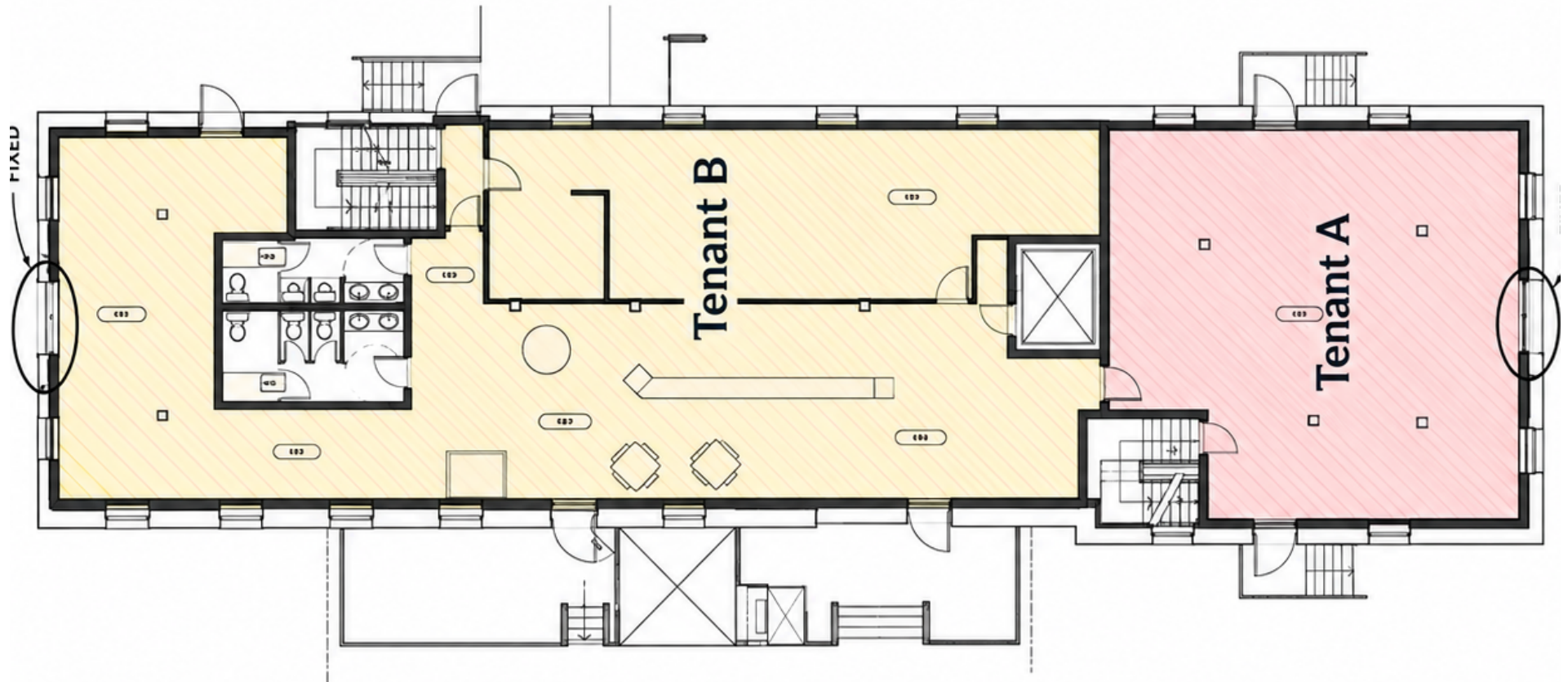
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1ST FLOOR - MULTI-TENANT CONCEPT PLAN

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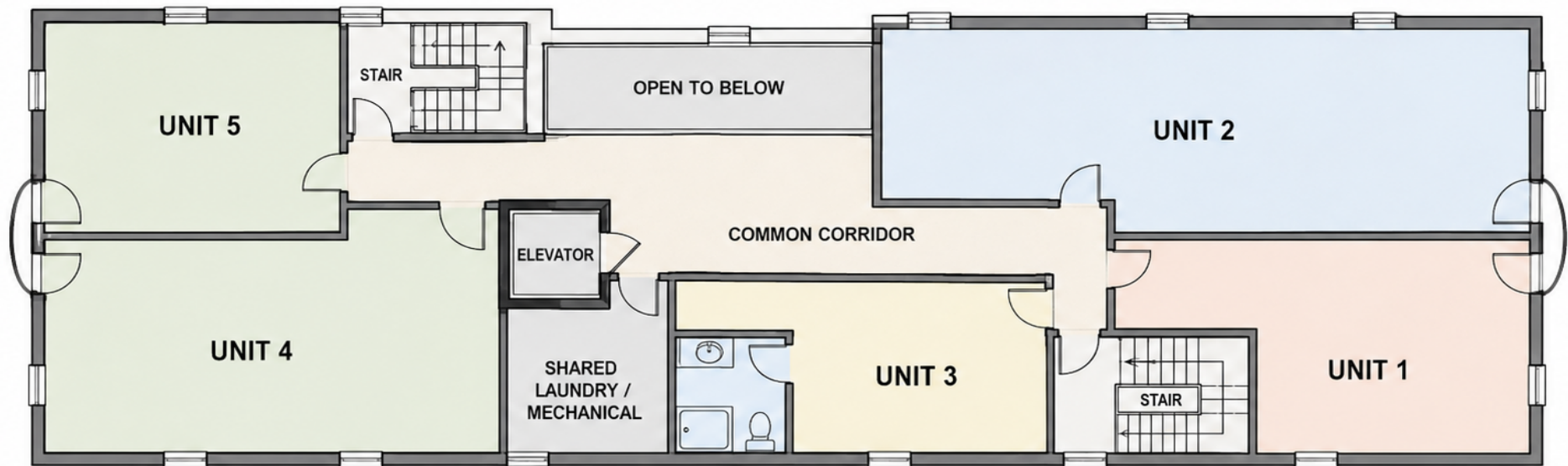
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Conceptual Second Floor Multifamily Conversion

5 One-Bedroom Units + Shared Laundry

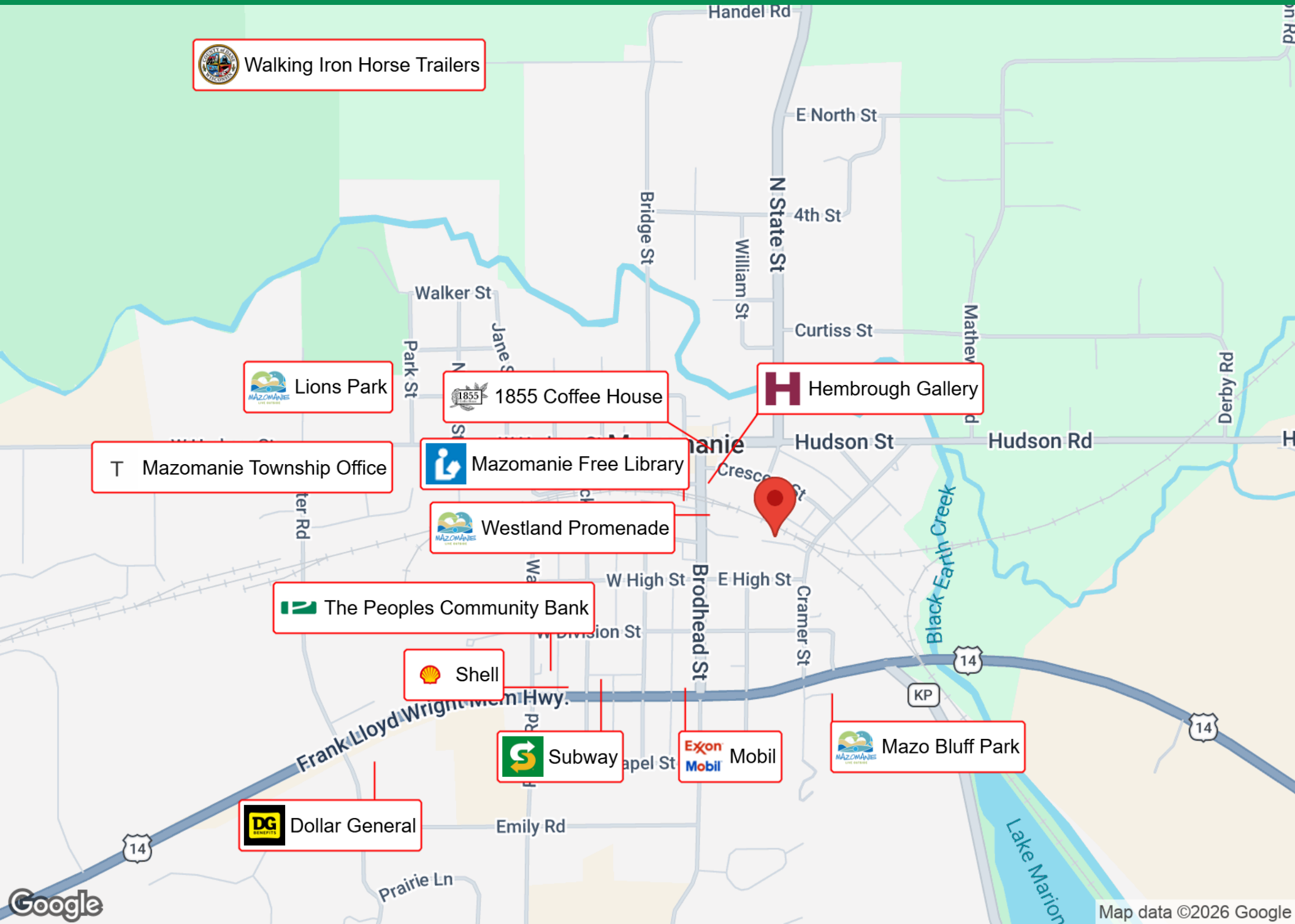


For Marketing Purposes Only – Conceptual / Not for Construction

BUSINESS MAP

The Old Feed Mill

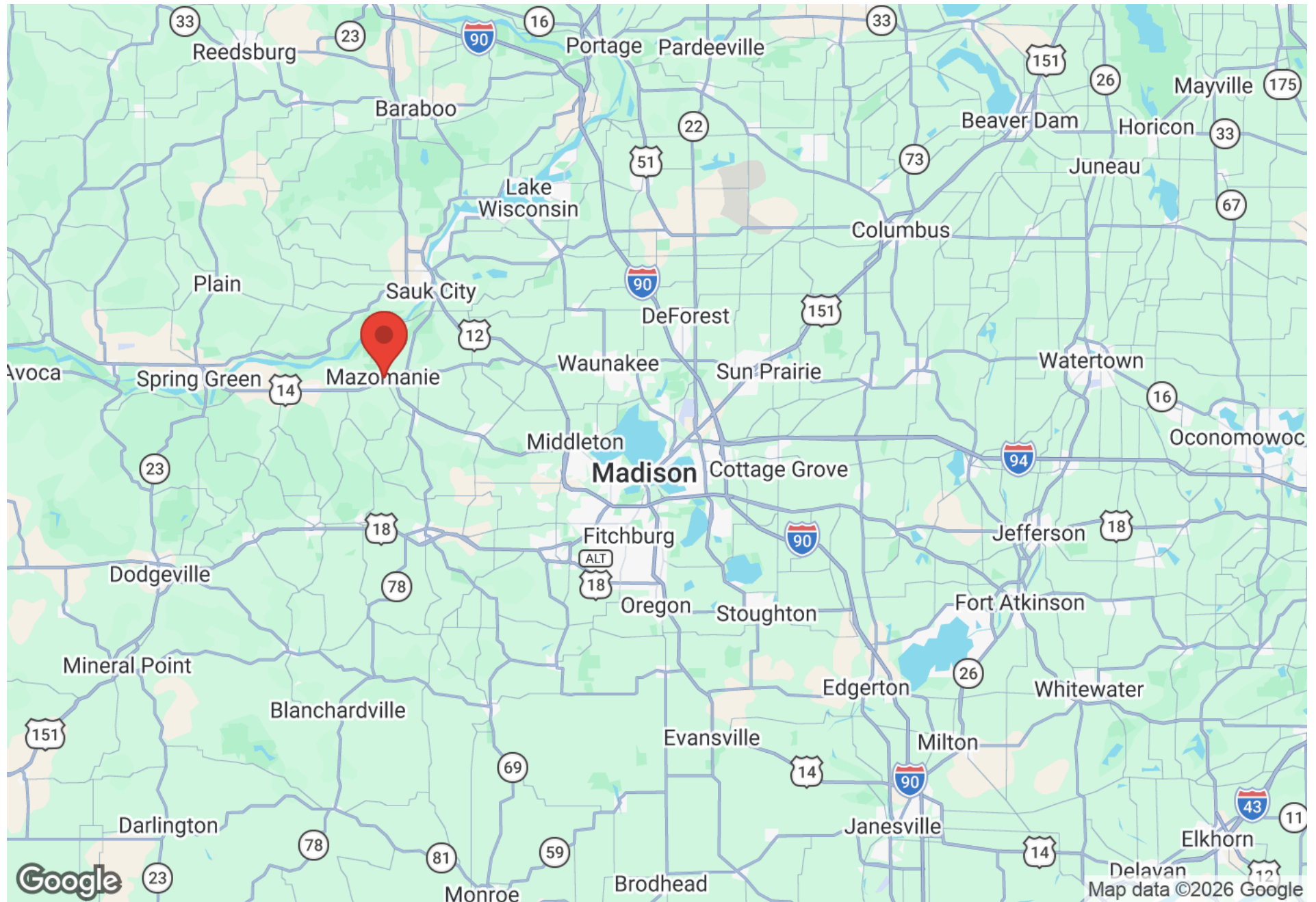
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REGIONAL MAP

The Old Feed Mill

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AERIAL MAP

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DISCLOSURE TO CUSTOMERS

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State of Wisconsin - Disclose to Non-Residential Customers

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

DISCLOSURE TO CUSTOMERS

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

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the information is prohibited by law. (See Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.
- Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm is no longer providing brokerage services to you. • The following information is required to be disclosed by law: 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

CONFIDENTIAL INFORMATION: _____

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

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

DEFINITION OF MATERIAL ADVERSE FACTS

A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 or agreement made concerning the transaction.

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