

FOR SALE | NEW CONSTRUCTION MIXED-USE

BESA MONONA

6501 Bridge Road, Monona, WI 53713

OFFERS ARE DUE AUGUST 18TH | PROPERTY IN RECEIVERSHIP



Architectural rendering

29

Apartment Residences

16

Live/Work Condominiums

73,000 SF

Total Building Area

±55

Parking Spaces

PROPERTY OVERVIEW

Besa Monona is a striking new four-story mixed-use development at 6501 Bridge Road in the heart of Monona, Wisconsin, combining 29 modern apartment residences, 16 live/work condominiums, and a street-level commercial condominium above a secure underground parking garage. With bold contemporary architecture, brick-and-metal facades, and approximately 73,000 square feet of total building area, Besa Monona brings a fresh, urban living experience to one of the Madison area's most convenient and connected communities.

The commercial condominium is home to an established dental practice (Affiliated Dentists), open and operating since September 2025 — anchoring the building with daytime activity and a proven professional owner-occupant.

PROPERTY HIGHLIGHTS

- **Offer deadline:** Offers are due August 18th; property in receivership.
- **New in 2025–2026:** brand-new construction with contemporary design and high-quality finishes.
- **29 apartments:** studio, one-bedroom, and two-bedroom apartments from approximately 400 to 1,200 SF.
- **Live/work condominiums:** 16 flexible units from 906 to 2,530 SF.
- **Customizable interiors:** condos delivered ready-to-finish with finish packages available — design the space your way (estimated finish-out \$50,000–\$120,000 per unit; broker's opinion).
- **Established commercial anchor:** owner-occupied commercial condominium with dedicated parking.
- **Parking:** approximately 55 stalls including a secure underground garage.
- **Location:** minutes from Lake Monona, downtown Madison, and major commuter routes.

THE APARTMENTS

The property includes 29 apartment units, ranging from studio layouts to two-bedroom, one-bath units, with square footage between approximately 400 and 1,200 square feet. The units are substantially complete, with only minor finishing work remaining before they are ready for occupancy. At present, leasing activity is on hold.

UNIT TYPE	COUNT	SF/UNIT	MONTHLY RENT	TOTAL SF	TOTAL ANNUAL RENT	RENT/SF
A1	1	670	\$1,600	670	\$19,200	\$2.39
A2	1	652	\$1,600	652	\$19,200	\$2.45
A3	1	880	\$1,640	880	\$19,680	\$1.86
A4	1	740	\$1,625	740	\$19,500	\$2.20
A5	1	655	\$1,600	655	\$19,200	\$2.44
B1	1	952	\$1,900	952	\$22,800	\$2.00
B2	2	1,196	\$2,250	2,392	\$54,000	\$1.88
C1	12	740	\$1,825	8,880	\$262,800	\$2.47
C2	1	951	\$1,850	951	\$22,200	\$1.95
C3	1	972	\$1,850	972	\$22,200	\$1.90
S1	2	675	\$1,550	1,350	\$37,200	\$2.30
S2	1	414	\$1,200	414	\$14,400	\$2.90
S3	1	690	\$1,500	690	\$18,000	\$2.17
S4	1	747	\$1,500	747	\$18,000	\$2.01
S4A	1	721	\$1,500	721	\$18,000	\$2.08
S5	1	568	\$1,450	568	\$17,400	\$2.55
TOTAL	29		\$50,315	22,234	\$603,780	\$2.26

Projected total monthly apartment rent: \$50,315. Projected gross annual apartment income: \$603,780 (average \$2.26/SF/month). All rental rates and income projections shown are broker's opinion.

THE LIVE/WORK CONDOMINIUMS

The development includes 16 live/work condominium units offering rare flexibility for owners who want to live, work, or do both in one address. Each condominium is delivered in ready-to-finish (“grey box”) condition with finish options available, letting buyers customize layouts and finishes to their taste. Estimated cost to complete is \$50,000–\$120,000 per unit, depending on selections (broker's opinion).

UNIT	TYPE	SQUARE FEET	LIST PRICE
101	3 Bed / 2 Bath	2,530	\$650,000
102	1 Bed / 2 Bath	1,032	\$350,000
103	1 Bed / 2 Bath	1,032	\$350,000
104	1 Bed / 2 Bath	1,032	\$350,000
105	1 Bed / 2 Bath	1,032	\$350,000
106	1 Bed / 2 Bath	906	\$317,100
107	1 Bed / 2 Bath	960	\$336,000
108	2 Bed / 2 Bath	1,401	\$450,000
109	2 Bed / 2 Bath	1,401	\$450,000
110	1 Bed / 2 Bath	980	\$343,000
111	1 Bed / 2 Bath	980	\$343,000
112	1 Bed / 2 Bath	980	\$343,000
113	1 Bed / 2 Bath	980	\$343,000
114	1 Bed / 2 Bath	1,400	\$450,000
115	1 Bed / 2 Bath	1,406	\$450,000
116	3 Bed / 2 Bath	2,506	\$650,000
TOTAL		20,558	\$6,525,100

List prices shown are broker's opinion of value.

COMMERCIAL & PARKING

The street-level commercial condominium is complete and is owned and occupied by Affiliated Dentists, in operation at the property since September 2025. The building offers approximately 55 parking spaces, including a secure underground garage, with dedicated stalls serving the commercial space.

PHOTO GALLERY



Bold brick-and-metal contemporary exterior



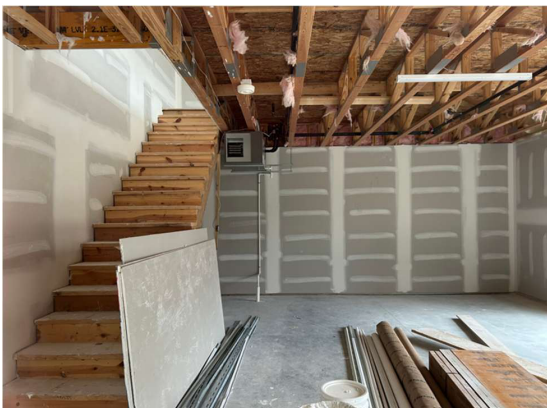
Street-level frontage with oversized windows



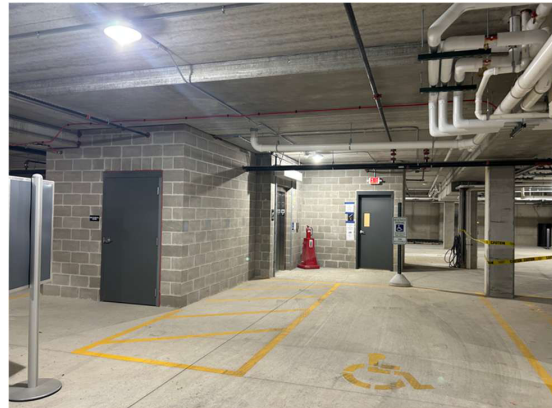
Apartment kitchen with stainless appliances and city views



Open-concept apartment living with plank flooring



Live/work condo — ready for your custom finishes



Secure underground parking garage

FOR MORE INFORMATION OR TO SCHEDULE A TOUR

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All information deemed reliable but not guaranteed. All pricing, rental rates, and financial figures presented are broker's opinion of value. Square footages, pricing, and availability are subject to change without notice. Renderings are for illustrative purposes.