

FOR SALE RETAIL INVESTMENT PORTFOLIO, OCONOMOWOC, WI 53066



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203 E Wisconsin Ave, Oconomowoc, WI 53066



This building is currently 100% Leased by 13 Office/Retail Tenants.

Completely Renovated 2021-2022:

- New Roof
- New Mechanicals
- New HVAC
- New Staircases
- New Interior Walls
- New Electrical
- New Plumbing
- New Front Glass Walls and Entrance

Total SF: **16,040 SF**
Acres: **.25**
Zoning: **MC Mixed-Use Commercial**
2024 Taxes: **\$15,446.37**
Tax Key: **OCOC0563197**
A/C: **Throughout**
Parking: **Off Street Parking for 6 Vehicles**
Elevator: **Yes**

Sale Price: **\$2,699,000**

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105 E Wisconsin Ave, Oconomowoc, WI 53066



This building is 100% Leased by 13 different commercial office/retail tenants.

Prime corner in downtown Oconomowoc across from the Village Green with views of Fowler Lake.

Improvements:

- Commercial spaces updated/improved as new tenants have moved in.

Total SF: **12,794 SF**

Acres: **.15**

Zoning: **MC Mixed-Use Commercial**

2024 Taxes: **\$8,742.62**

Tax Key: **OCOC0563213**

Sale Price: **\$1,400,000**

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113-115 S Main St, Oconomowoc, WI 53066



This building features 1 Commercial Tenant on the Main Level and 3 Residential Apartments on the Upper Level.

Renovation of 2 of the 3 apartments in 2023:

- Paint
- Flooring
- Countertops
- Appliances

Commercial Space Renovated in 2023:

- Flooring
- Light Fixtures
- Paint

Roof: New in 2022

Total SF: **2,218 SF**
 Acres: **.12**
 Zoning: **MC Mixed-Use Commercial**
 Parking: **Off Street Parking for 6 Vehicles**
 2024 Taxes: **\$5,520.89**
 Tax Key: **OCOC0563203**

Sale Price: **\$649,000**

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128 Silver Lake Plaza, Oconomowoc, WI 53066



This building is 100% Leased: 2 Commercial Tenants on the Main Level and 2 Residential Apartments on the Upper Level.

Complete renovation completed in 2017.

Roof: New in 2022

Total SF:	6,319 SF
Acres:	.110
Zoning:	MC Mixed-Use Commercial
Parking:	Off Street Parking for 6 Vehicles
2024 Taxes:	\$6,164.50
Tax Key:	OCOC0563261
Sale Price:	\$879,000

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WISCONSIN REALTORS ASSOCIATION
4601 Forest Run Road
Madison, Wisconsin 53704 BROKER DISCLOSURE TO NONRESIDENTIAL CUSTOMERS

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Judson & Associates SC

- 1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement.
- 2 BROKER DISCLOSURE TO CUSTOMERS
- 3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
- 4 who is the agent of another party in the transaction. The broker or salesperson acting on behalf of the broker, may provide
- 5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
- 6 following duties.
- 7 ■ The duty to provide brokerage services to you fairly and honestly
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
- 10 disclosure of the information is prohibited by law
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
- 12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
- 14 confidential information of other parties. (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds
- 16 ■ The duty, when negotiating to present contract proposals in an objective and unbiased manner and disclose the advantages and
- 17 disadvantages of the proposals
- 18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
- 19 need legal, advise, tax advise, or a professional home inspection, contact an attorney, tax advisor or home inspector.
- 20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
- 21 a brokers duties to a customer under section 452.133 (1) of the Wisconsin statutes
- 22 CONFIDENTIALITY NOTICE TO CUSTOMERS
- 23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
- 24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
- 25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
- 26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
- 27 PROVIDING BROKERAGE SERVICES TO YOU
- 28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW
- 29 1 MATERIALADVERSE FACTS, AS DEFINED IN SECTION 452.01 (59) OF THE WISCONSIN STATUTES (SEE LINES 47-55).
- 30 2 ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
- 31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION
- 32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL YOU MAY LIST
- 33 THAT INFORMATION BELOW (SEE LINES 35-36, AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
- 34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL
- 35 CONFIDENTIAL INFORMATION
- 36 NONCONFIDENTIAL INFORMATION (The following information may be disclosed by Broker)
- 37
- 38
- 39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)
- 40 CONSENT TO TELEPHONE SOLICITATION
- 41 (We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
- 42 call our my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until we
- 43 withdraw this consent in writing. List Home/Cell Numbers
- 44 SEX OFFENDER REGISTRY
- 45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
- 46 Wisconsin Department of Corrections on the Internet at: <http://offender.dcc.state.wi.us/public> or by phone at: 877-234-0085.
- 47 DEFINITION OF MATERIALADVERSE FACTS
- 48 a material adverse fact is defined in Wis. Stat. § 452.01 (59) as an adverse fact that a party indicates is of such significance, or that
- 49 is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect
- 50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
- 51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01 (1), as a condition or occurrence
- 52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
- 53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information
- 54 that indicates that a party to a transaction is not able to or does not intend to met his or her obligations under a contract or
- 55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy
of any provision in any specific transaction.

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DEVELOPMENT ASSOCIATION
WISCONSIN CHAPTER