

Multi-Family For Sale

MOODY'S

Fun Investments LLC

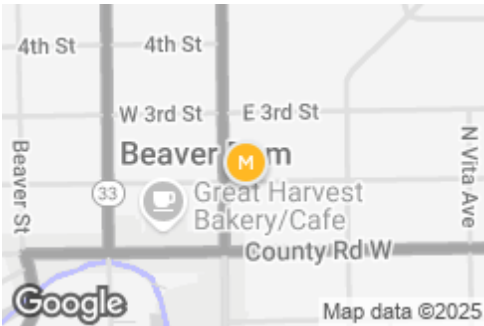
7053 Frenchtown Road Belleville, WI 53508 | 608-669-6697

The Rogers Apartments

103 E Maple Ave, Beaver Dam, WI, 53916

Multi-Family: Mixed Use For Sale (Pending)

Prepared on July 28, 2025



Listing Details | Multi-Family For Sale (Pending)

Secondary Uses	Retail	Signage	On Building
Total Available Space	54,630 SF	Show Instructions	Call broker
Asking Price	Negotiable	Vacant	No
Listing Price Per SF	-	Available Date	Now
Cap Rate (Actual)	6.17%	Days On Market	412 days
NOI	\$142,633	Date Listed	6/11/2024
Total Income	\$479,602	Last Modified	7/08/2025
Total Expenses	\$336,969	Listing ID	40549387
Investment	Yes	Parking Spaces	6
Possession	COE		

Description

Welcome to The Rogers Apartments, a historic gem in the heart of downtown Beaver Dam. Built in 1928 as a hotel, this beautiful building has been restored and transformed into 21 apartments, 46 efficiencies, several common areas and commercial spaces. The original lobby and parlor have been preserved, giving residents a glimpse into the grandeur of the past. Previous large kitchen, banquet hall seats over 100 people. Approximate 5,000 sf on 1st floor and 1500 on lower level is vacant and could be added to the annual income!

In 1989, The Rogers Apartments was registered with the National Register of Historic Places, solidifying its place in history. The building's stunning architecture and intricate details are a testament to the craftsmanship of the time period.

The adjacent building at 125 S Spring Street is a part of the sale; tenant of Gene's Florist, and 4 1-bedroom apartments adding to this investment opportunity.

- 103 E Maple Avenue;
- Building - 47,790 SF
- ...

Property Details

Number of Units	63	Property Rent	\$1,802/Unit (Average)
Elevators	1	Building Status	Existing
Property Type	Multi-Family	Building Size	48,630 SF
Sub Type	Mixed Use	Land Size	0.5 Acres / 21,949 SF
Zoning	Commercial	Number of Buildings	1

Contact



Vicki Funseth

608-669-6697

vicki@funinvestmentsllc.com

Fun Investments LLC