

OFFICE/RETAIL FOR SALE

639 & 643 Struck Street, Madison, WI 53719



SALE PRICE:	\$995,000
PRICE PER UNIT:	\$995,000
BUILDING SIZE:	11,543 SF
BUILDING CLASS:	B
YEAR BUILT:	2006
ZONING:	CC
CROSS STREETS:	Struck Street & Watts Road

PROPERTY OVERVIEW

11,543 square foot facility constructed in 2006 as a state of the art veterinary clinic. Due to the ample electrical and plumbing, this property is well-suited medical or dental uses, and could also be used for a variety of uses from traditional office space to retail, or educational.

PROPERTY FEATURES

- Convenient west side location
- Great opportunity to create your own space
- New Construction
- Nice combination of open space and smaller work areas
- Lots of plumbing and electrical
- Ample parking
- Great location for:
 - --- Engineering Firm
 - --- Architecture Firm
 - --- IT Firm

KW COMMERCIAL
200 River Place,
Ste. 130
Monona, WI 53716

KEVIN CAREY
Associate
608.213.8962
kevin@thecareygroup.net
WI #54607-94

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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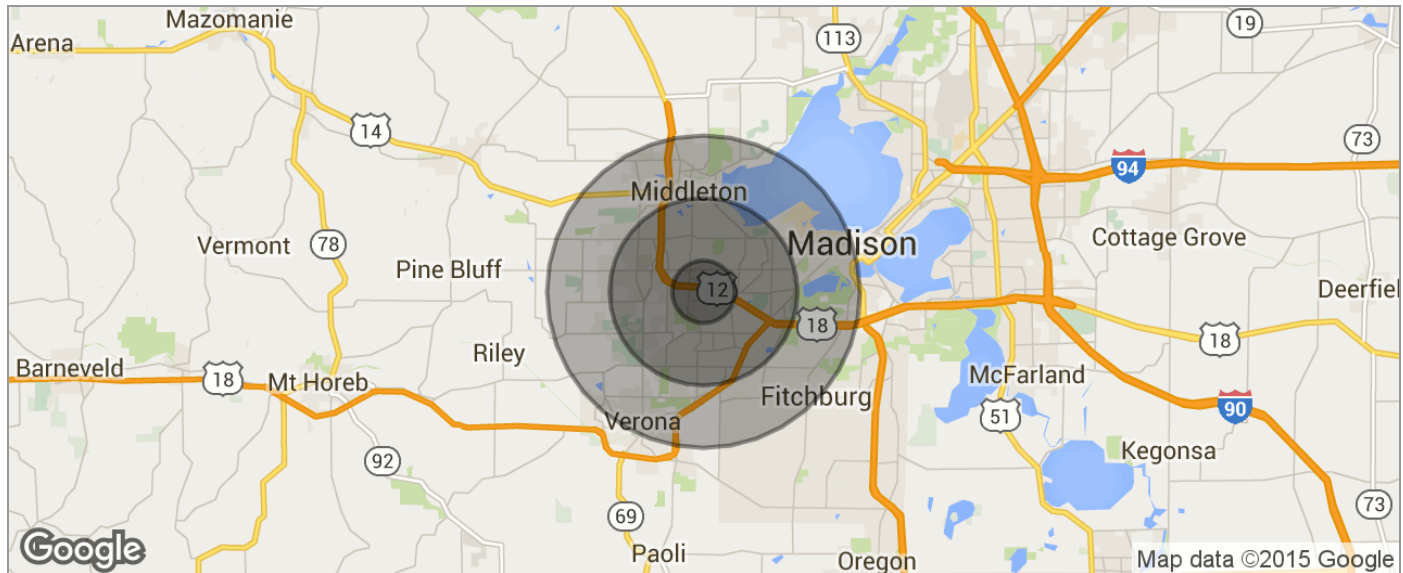
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	9,200	90,405	159,773
MEDIAN AGE	38.0	36.9	36.2
MEDIAN AGE (MALE)	36.2	35.4	35.1
MEDIAN AGE (FEMALE)	38.0	37.9	37.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,024	40,292	69,653
# OF PERSONS PER HH	2.3	2.2	2.3
AVERAGE HH INCOME	\$68,054	\$80,902	\$85,486
AVERAGE HOUSE VALUE	\$248,547	\$273,945	\$300,506
RACE	1 MILE	3 MILES	5 MILES
% WHITE	73.9%	77.8%	80.4%
% BLACK	12.0%	7.3%	5.8%
% ASIAN	6.5%	8.5%	8.0%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	1.3%	0.5%	0.4%
% OTHER	1.7%	1.9%	1.9%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	10.0%	7.7%	7.4%

* Demographic data derived from 2010 US Census

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