

# For Sale

31,811 SF Freestanding Building

cresa



## Purchase Opportunity

Office | Medical | Retail | Redevelopment

7102 Mineral Point Road  
Madison, WI 53717



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## Office | Medical | Retail | Redevelopment

Situated on 2 acres along one of Madison's busiest commercial corridors, 7102 Mineral Point Road offers strong traffic exposure, accessibility, and significant anchor presence. Currently configured as a medical clinic, the property is well positioned to be occupied by another healthcare provider; however, it also provides an excellent opportunity for a new retail, office, or mixed-use building. With multiple access points from a public street, supportive soils, and nearly 250' of high visibility street frontage, 7102 Mineral Point Road provides flexibility and ease for adaptive reuse or redevelopment.



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## Property Overview

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<b>Building Size</b>	31,811 SF <ul style="list-style-type: none"><li>• Basement: 5,829 SF</li><li>• First Floor: 14,272 SF</li><li>• Second Floor: 11,710 SF</li></ul>
<b>Description</b>	Medical office and clinic
<b>Stories</b>	2. With finished basement and elevator
<b>Year Built</b>	Constructed in 1979; addition in 1992
<b>Power</b>	1,000 amps. with numerous 200-800 amp. distribution panels
<b>Security</b>	Locked entries w/ monitored security system and proximity card readers for employees
<b>Parking</b>	112 spaces; 3.50/1,000 SF
<b>Parcel Size</b>	2.0 acres
<b>Zoning</b>	SE, Suburban Employment
<b>Sale Price</b>	\$4,500,000



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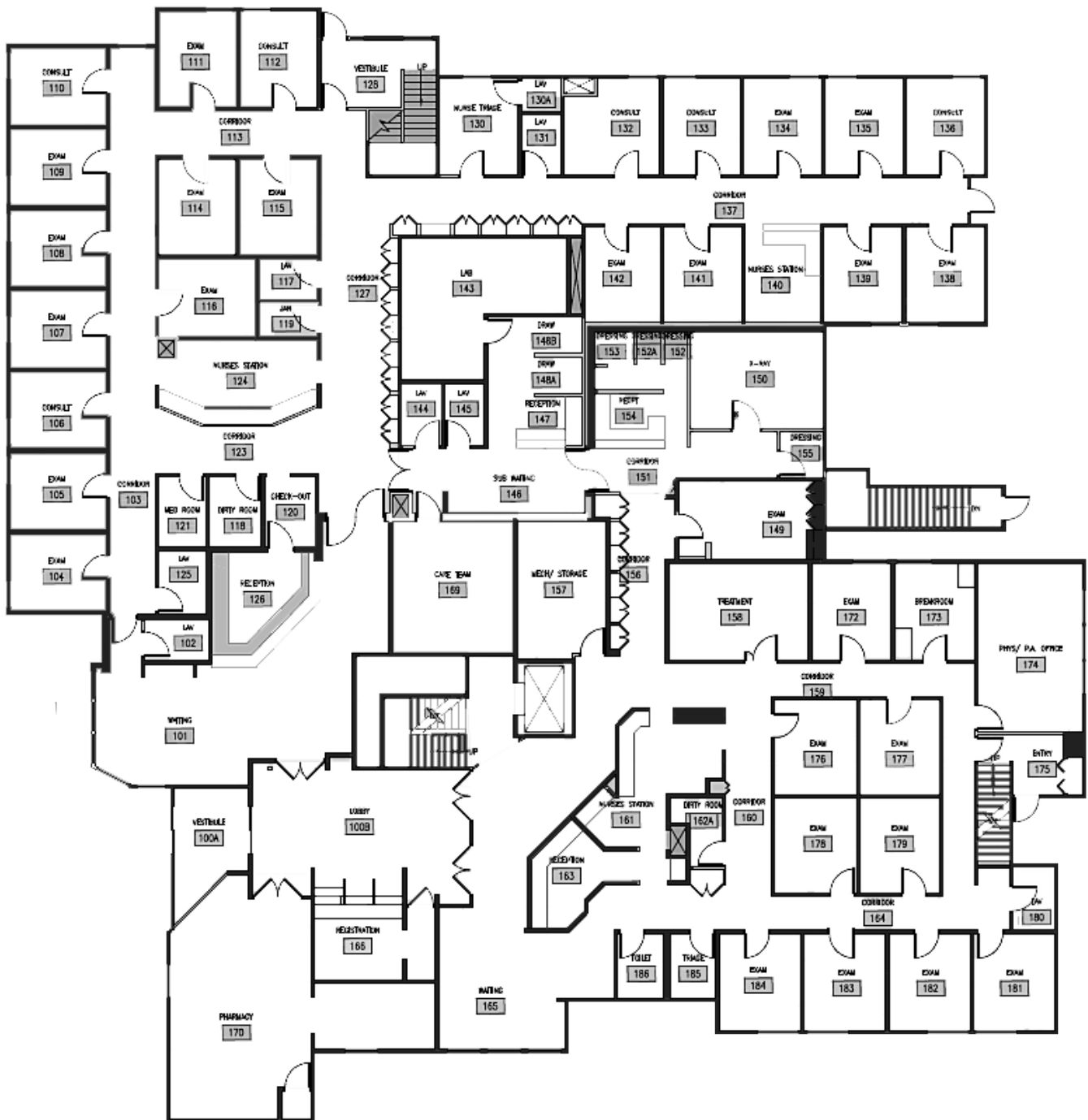
# Interior Photos





# Floor Plan

## First Floor



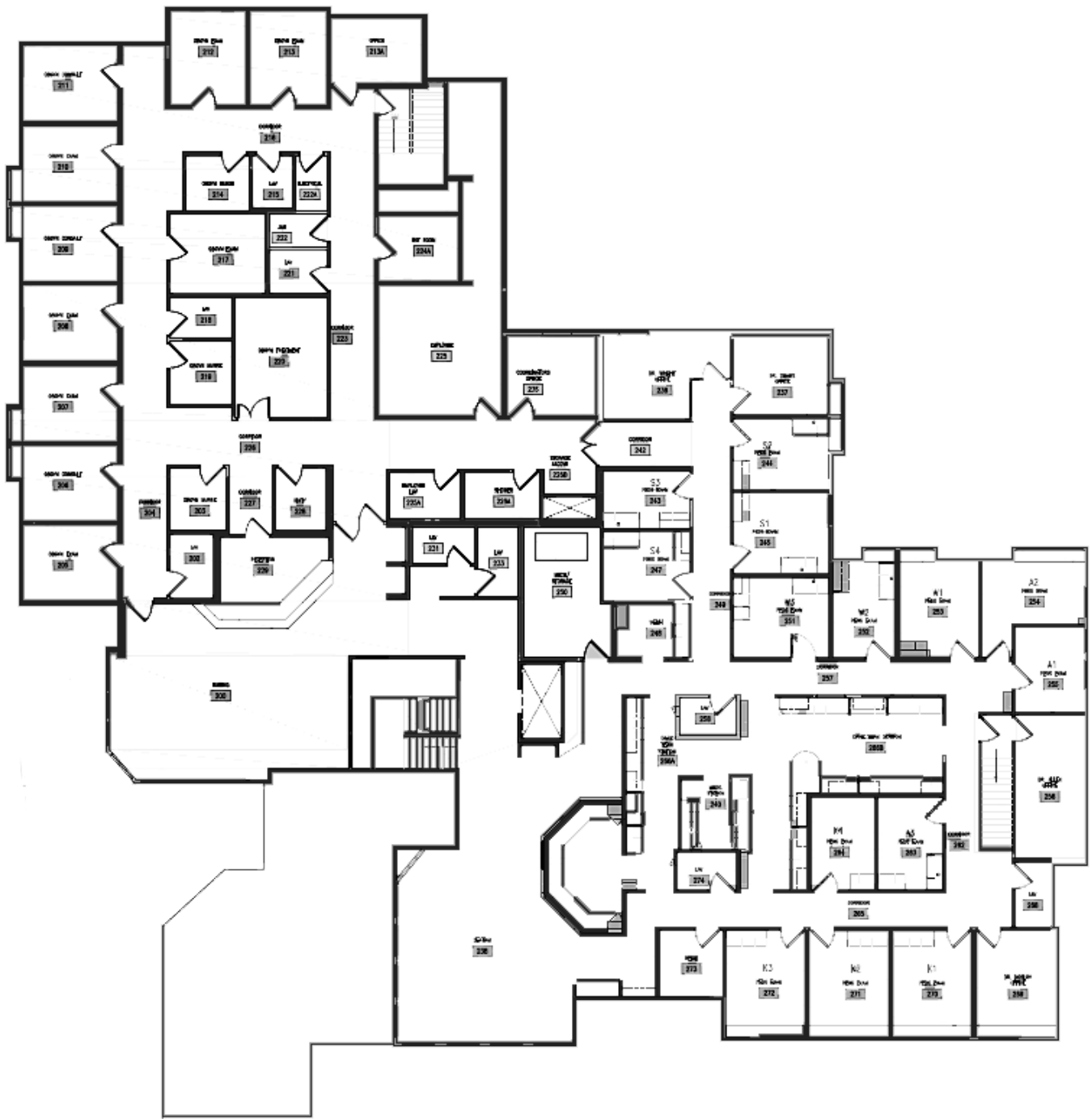
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# Floor Plan

## Second Floor



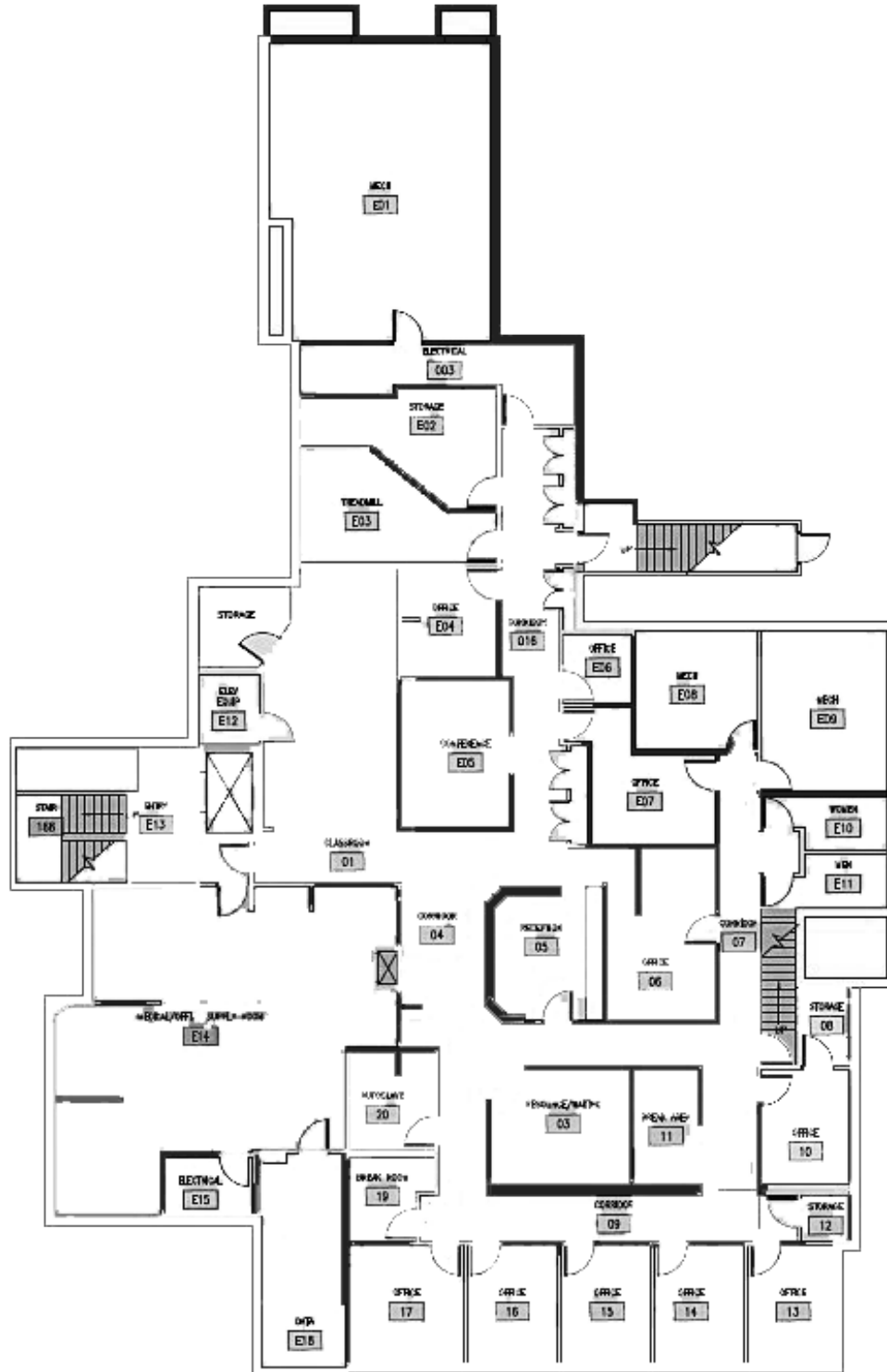
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# Floor Plan

## Basement

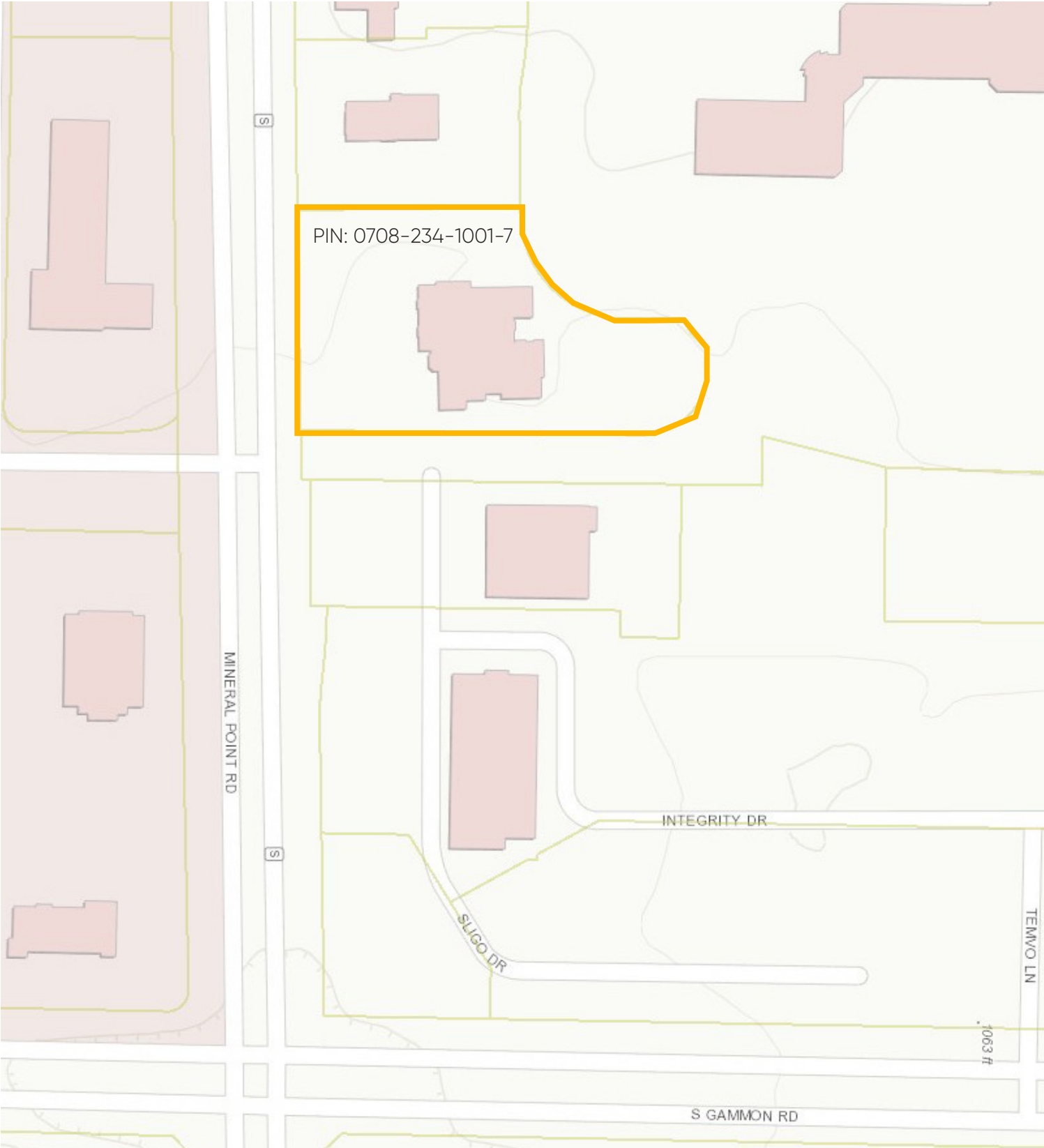


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# Parcel Map





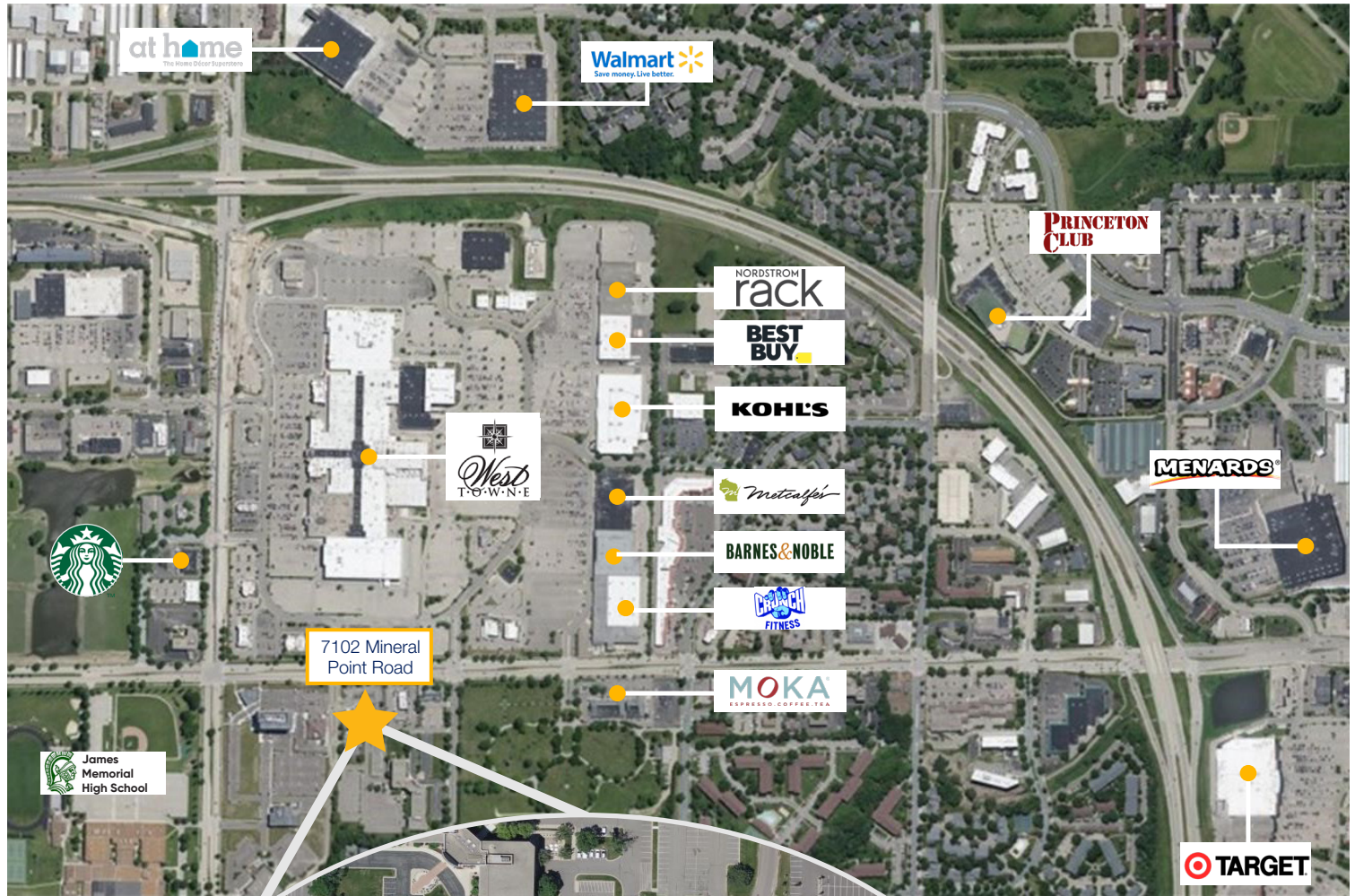
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# Neighboring Tenants

Madison, WI



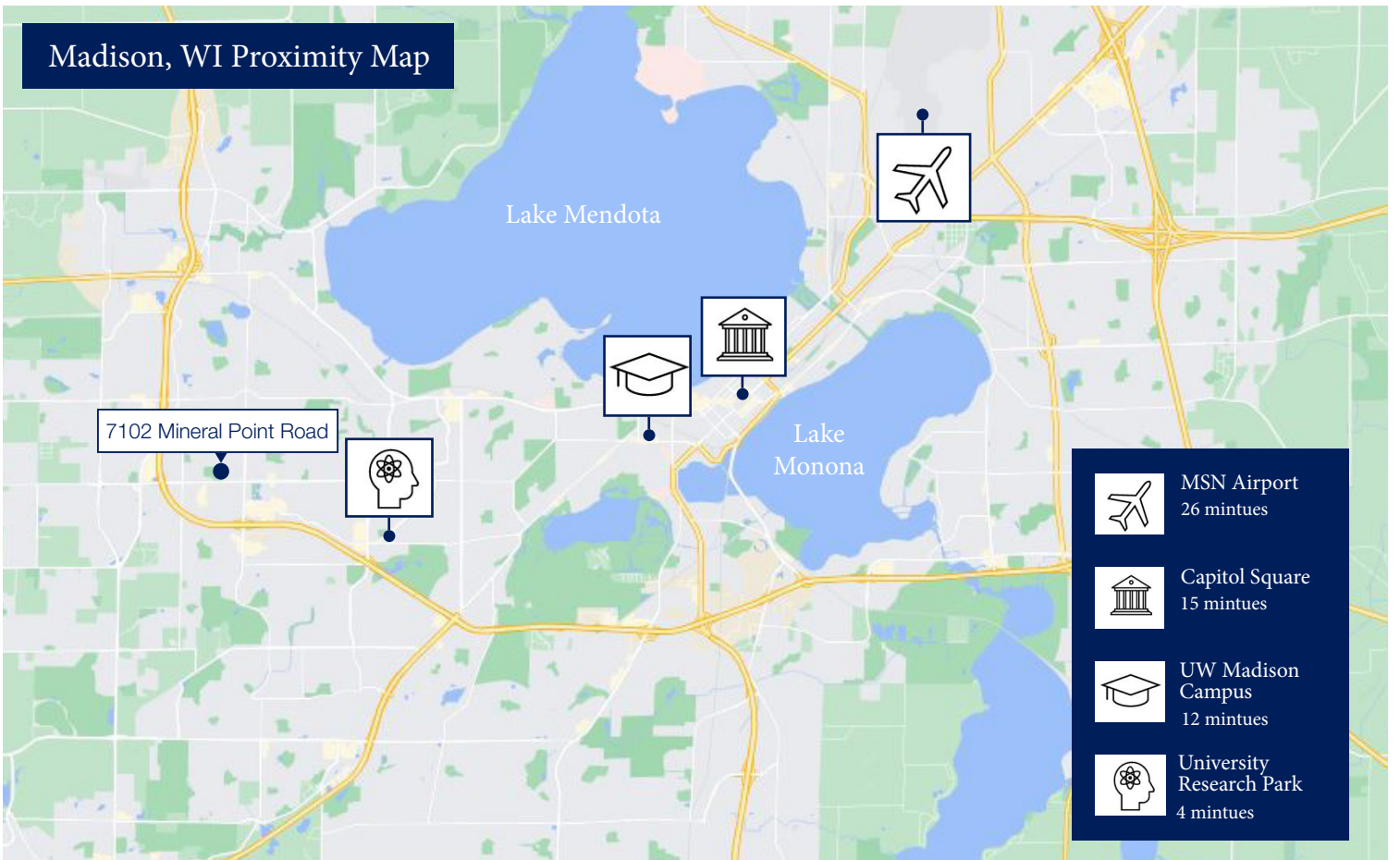


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## Aerial View & Proximity Map





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## Contact Us

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