

5,230 SF OFFICE FOR Sale

5902 Raymond Road, Madison, WI



FOR SALE
Retail/Office
(Dental, Clinic, Daycare, etc)
Contact **626-283-8895**
Bryan BZLMadison@gmail.com

UNDER RENOVATION



Property Snapshot

Property Snapshot

Size	5,230 SF
	• 2,736 SF 1 st Floor
	• 2,494 SF Basement
Parcel Size	0.51 Acres
Year Built	1959/2024
Parking	18 Stalls
Zoning	NMX
Asking Price	\$650,000.00

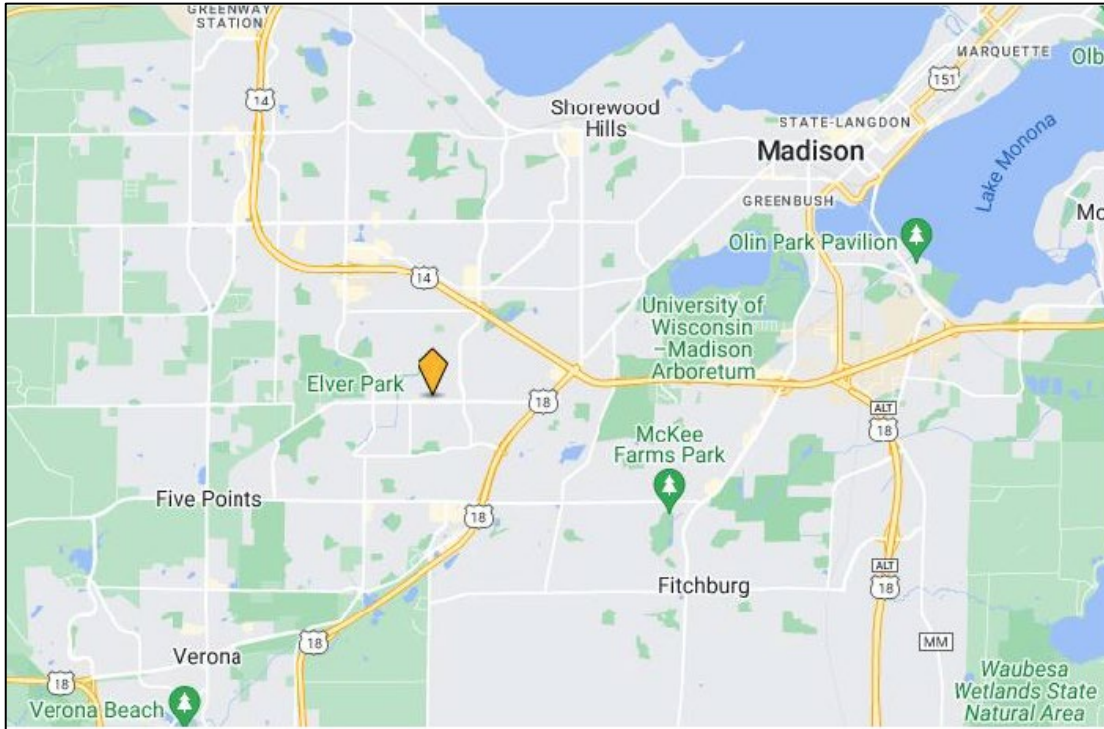
SALE BY OWNER & PRICE TO SALE!

Property Profile

- Stand-alone building with abundant parking spaces and large windows throughout the property
- Fully remodeled in 2024 with brand new asphalt parking, painting, new vinyl flooring, and outdoor deck
- 10+ office rooms on the first floor, and the basement has a men and women bathroom with shower capability and a separate entrance from the lower north door
- Excellent visibility in the hard corner with over 14,000 AADT on Raymond Road at Prairie Road
- Easy access to Beltline, West Town Mall, Downtown Madison, University of Wisconsin- Madison
- Great use for owner-occupied users, dental offices (previous tenant), eye clinic, urgent care, physical therapy, veterinary care, medical offices, non-profit organizations, laundry facility, daycare, community center, and many other potentials.
- Sincere buyers contact Bryan for more information! **626-283-8895, BZLMadison@gmail.com**

[Click here for property tour!](#)

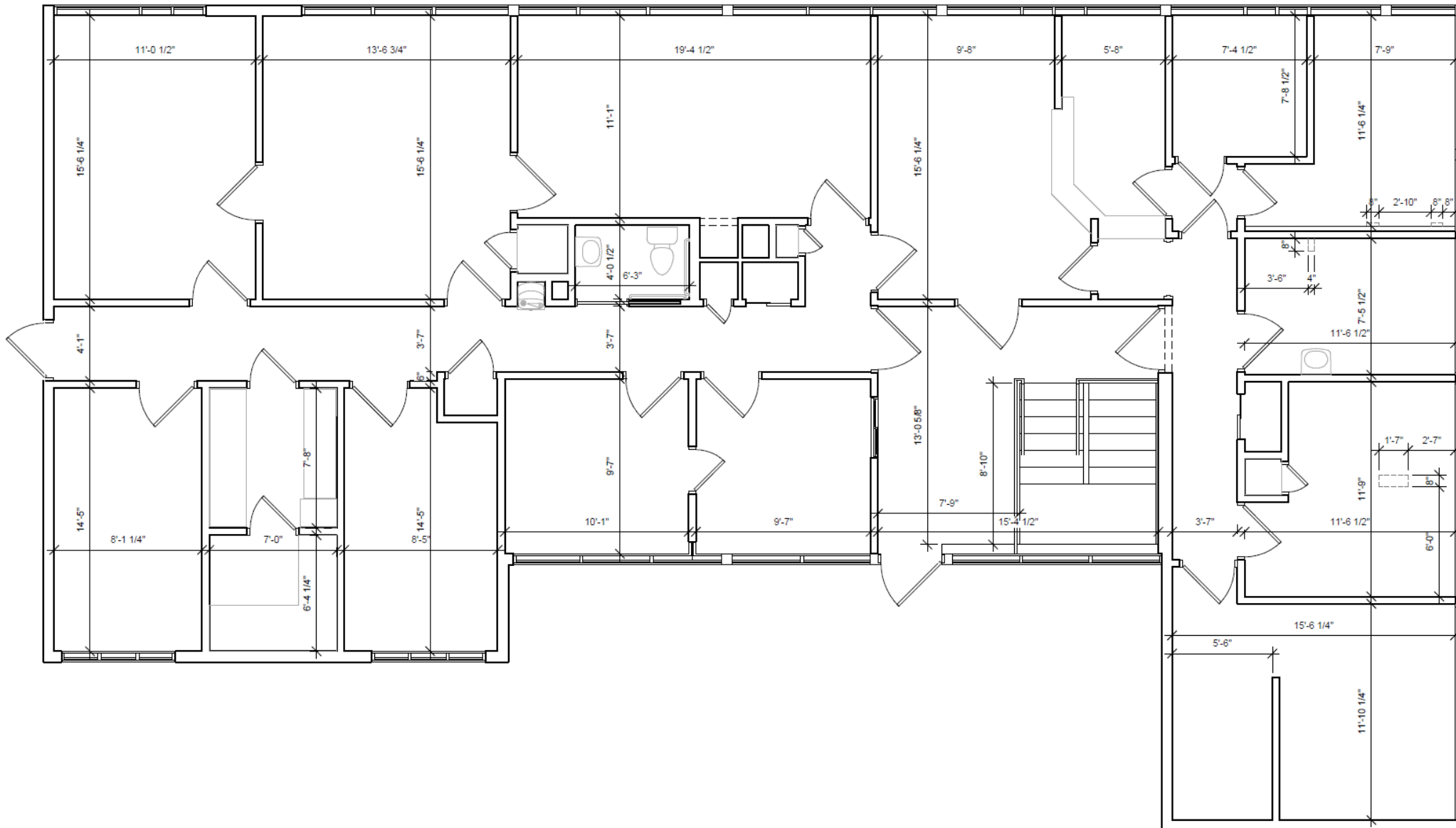
Demographic & Traffic Counts



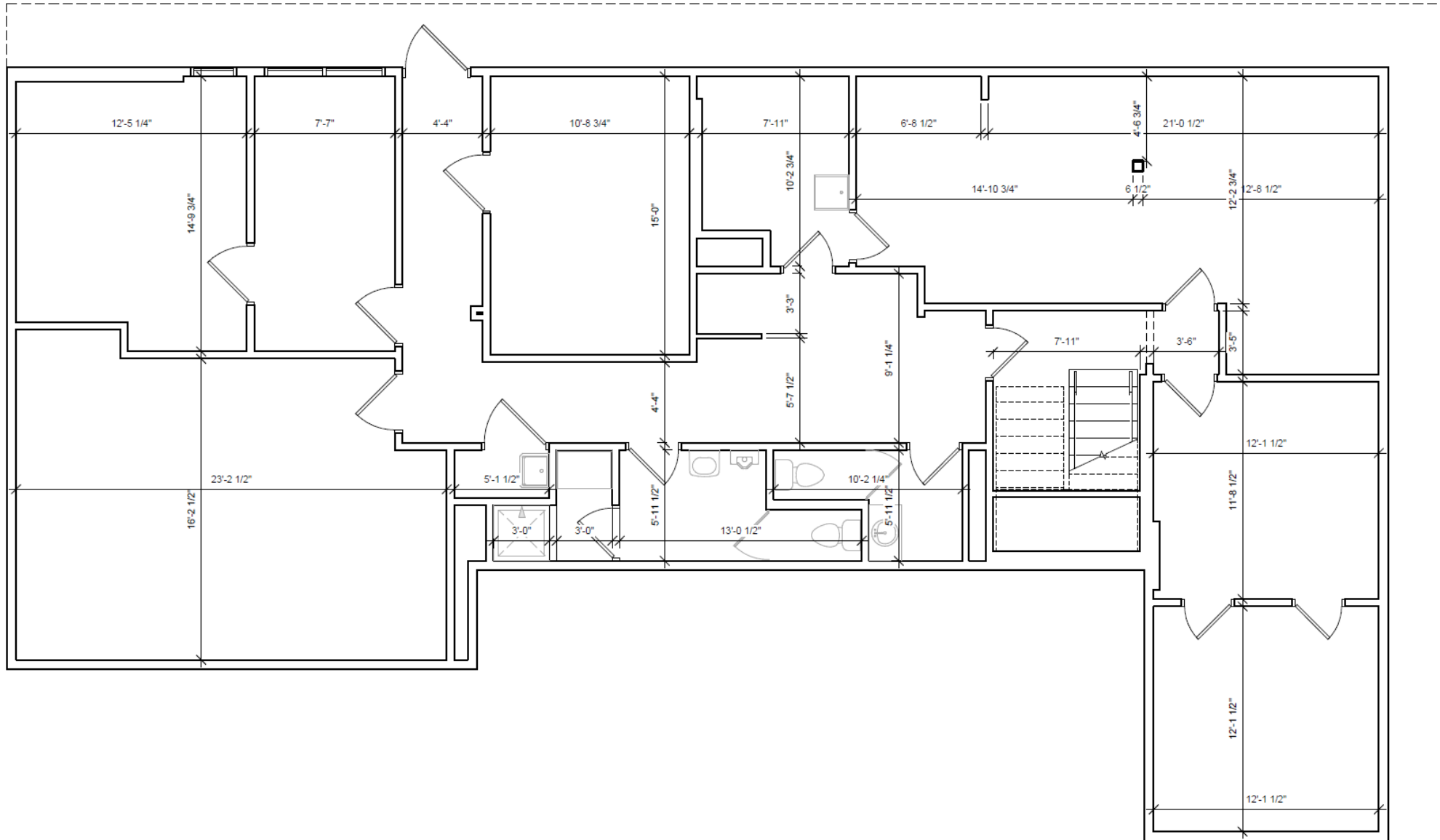
Demographics & Traffic Counts

	1 Mile	3 Mile	5 Mile
Population (2022)	14,622	87,434	195,730
Number of Households	5,894	38,240	83,253
Average HH Income	\$92,217	\$106,094	\$105,327
Traffic Counts (2020)	14,061 AADT Raymond Rd at Prairie Rd		
	AADT-Annual Average Daily Traffic		

Floor Plan – 1st Floor



Floor Plan – Basement



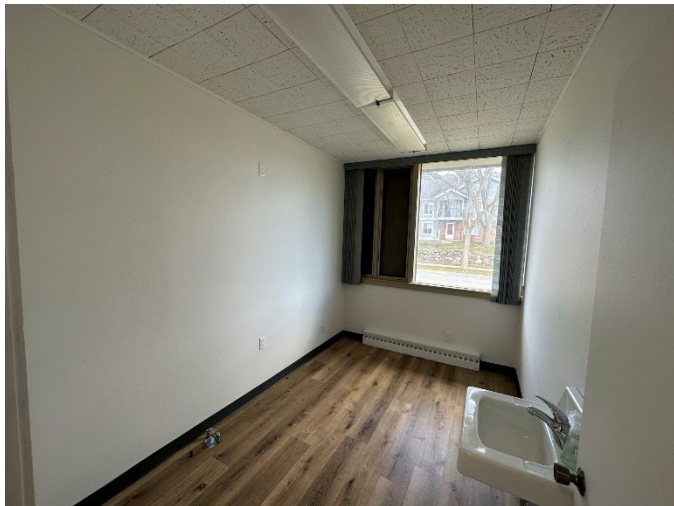
Exterior Photos



Interior Photos



Interior Photos



Basement Photos

