

Turn-Key Daycare Facility for Sale



870 Oregon Center Dr
Oregon WI 53575



Presented By:

Mike Herl, SIOR
608-212-4623

Mike.herl@madisoncommercialre.com

Noah Sunderman, JD, MBA
608-690-0957

Noah.Sunderman@madisoncommercialre.com

Table of Contents



Property Summary	1
Floor Plan	2
Interior Photos	3
Exterior Photos	7
Aerial Map	8
Location Map	9

EXCLUSIVE AGENT

Madison Commercial Real Estate LLC (“Owner’s Agent”) is the exclusive agent for the Owner of 870 Oregon Center Dr, Oregon WI (“Property”). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agents for the Owner are:

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Property Summary

870 Oregon Center Dr, Oregon WI 53575



Property Summary

Sale Price w/FF&E	\$3,200,000
Sale Price Empty	\$2,700,000
Lease Rate	\$22.90/sf MG
Lot Size	1.75 acres
Total Building Size	11,390 sf
Parcel No	0509-023-2606-1
Years Built	2020
2023 Assessment	\$1,373,500
2023 Taxes	\$22,832.70
Topography	Level
Zoning	NB-Neighborhood Business
Water & Sewer	Municipal
FF&E	Included in sale price

General Site Information:

- Turn-key daycare facility for sale or lease
- Outstanding Oregon WI location
- All FF&E included
- Multiple outdoor sections for learning & playing activities
- Built-out with five classrooms, two infant rooms, gym/indoor play area, fully equipped kitchen, multiple storage rooms, teachers lounge, and director/owners office
- Property is surrounded by new developments and single-family neighborhoods

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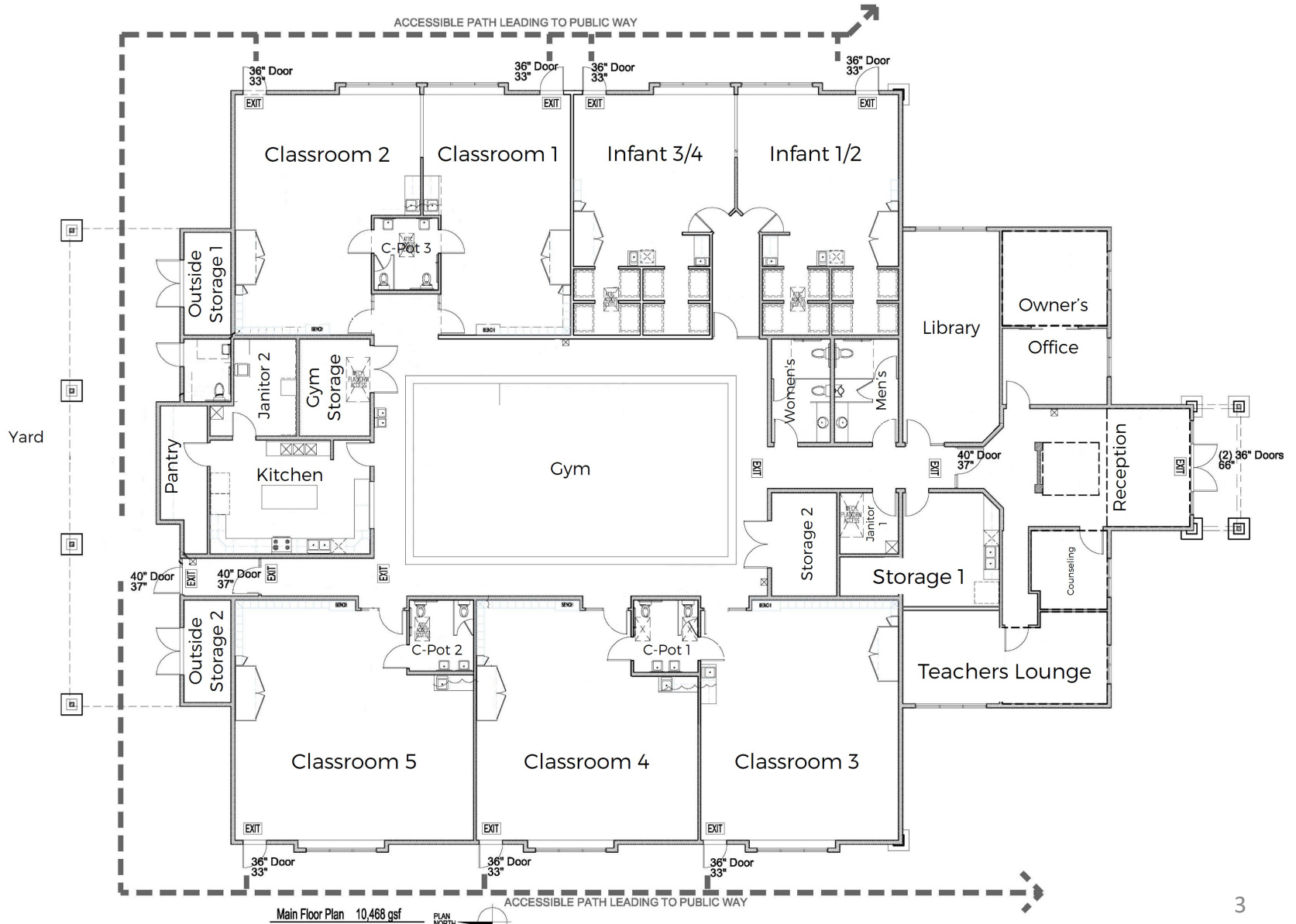
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Floor Plan

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Interior Classroom Pictures

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Interior Classroom & Library Pictures

870 Oregon Center Dr, Oregon WI 53575



Classroom 4



Classroom 4



Classroom 5



Classroom 5



Library



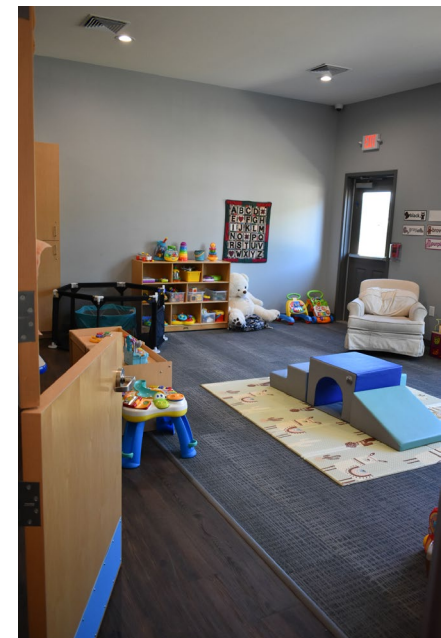
Library

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Infant Room Pictures

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Interior Pictures

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Exterior Pictures

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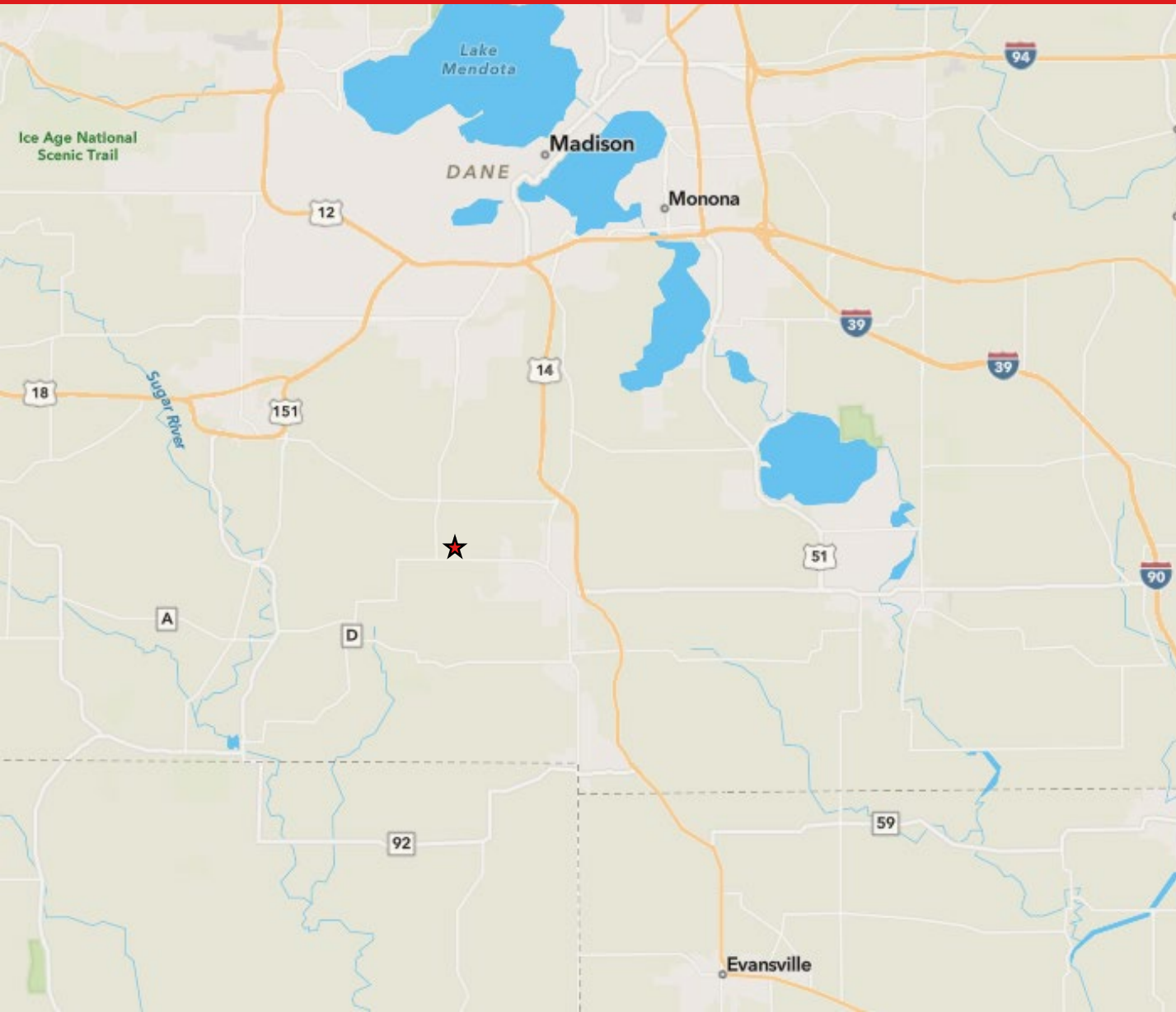
Aerial Map

870 Oregon Center Dr, Oregon WI 53575



Location Map

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<u>Location</u>	<u>Distance</u>
Madison	12 miles
Verona	10 miles
Fitchburg	8 miles
Stoughton	10 miles
Evansville	14 miles