

407 Wengel Dr
Reedsburg, WI 53959



Commercial Condos

Tyler Roudebush
608-843-2652
tyler@commercialwisconsin.com

PROPERTY SUMMARY

Commercial Condos
407 Wengel Drive | Reedsburg, WI 53959



Property Summary

APN:	276-2245-11000
Price:	\$164,900
Building SF:	2,500
Rentable SF:	1,250
Clear Height:	14
County:	Sauk
Cross Streets:	Wengel Dr & Zinga Dr
Floors:	1
Lot Size:	0.25 Acres
Signage:	Available
Parking:	Yes
Year Built:	2024
Zoning:	I-4
Add. Feature 1:	Overhead Doors
Add. Feature 2:	Private Restrooms
Add. Feature 3:	Security Lighting
Add Feature 4:	Private Office(s)

Property Overview

Commercial Condos. New buildings and customizable. Buy 1 unit or a whole building without demising wall. 12 units available in phase 1. Base unit includes 1250 SF, 4 inch concrete, fully insulated, 13' overhead door, floor drain, 200 amp 220 volt electrical, office and bathroom, heat, heat & ac in office. Customizable for adding other features or taking out base model features. Great for start up companies, light manufacturing, storage, shop space, and more. Qualifies for City of Reedsburg Incubator Program.. Condo Fees \$95/month per unit.

Location Overview

Strategically positioned in Reedsburg, WI, this mixed-use building offers exceptional business opportunities. Positioned within easy reach of the town's key amenities, this property benefits from high visibility and accessibility, enhancing opportunities for businesses and providing residents with convenient access to public services. The location captures the charm of small-town Wisconsin while offering modern facilities, this property is an ideal choice for businesses seeking a strong local presence and for residents desiring a connected, dynamic community.


BUSINESS MAP

Commercial Condos
407 Wengel Drive | Reedsburg, WI 53959




 Feddery Chrysler Dodge Jeep Ram

 Davis Home Furnishings & Flooring

 Prestige Landscaping LLC & Garden Center

J And J Reedsburg Mini Warehouses

 Reedsburg Country Club

 H&R Block

 FAMILY DOLLAR

 Exxon Mobil Fuels Mobil


 Auto Value Reedsburg

Wisconsin Glass

 Secure Storage

 O'Reilly Auto Parts

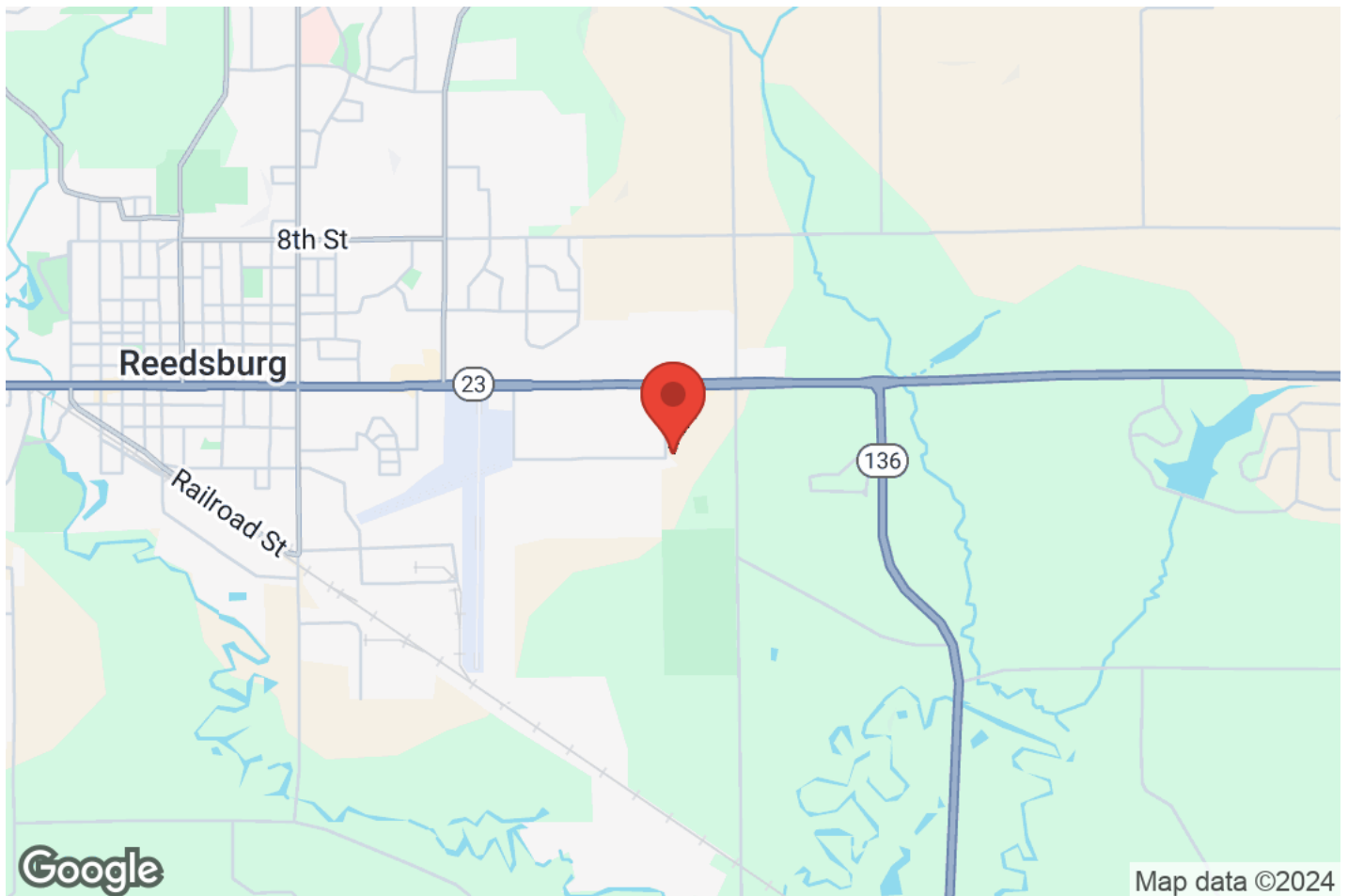
Location

 Quality Power Solutions

Skinner Warehouse

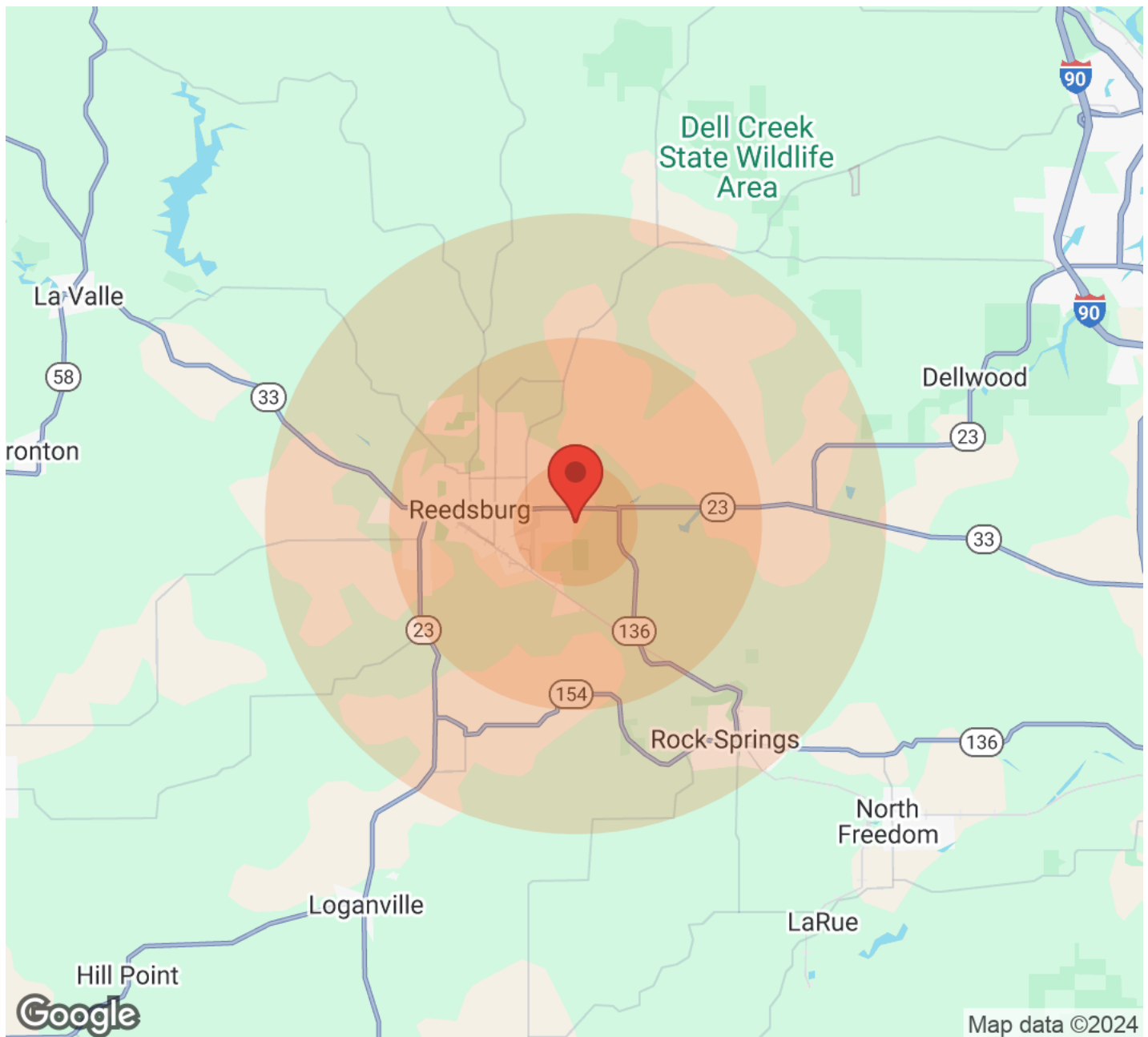
LOCATION MAPS

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	637	4,050	6,101
Female	643	4,207	6,266
Total Population	1,280	8,257	12,367

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	268	1,766	2,694
Ages 15-24	171	1,102	1,656
Ages 25-54	522	3,242	4,639
Ages 55-64	146	886	1,411
Ages 65+	173	1,261	1,967

Race	1 Mile	3 Miles	5 Miles
White	1,216	8,022	12,103
Black	6	16	16
Am In/AK Nat	3	44	44
Hawaiian	N/A	N/A	N/A
Hispanic	124	301	345
Multi-Racial	110	350	408

Income	1 Mile	3 Miles	5 Miles
Median	\$36,282	\$39,177	\$46,907
< \$15,000	73	421	493
\$15,000-\$24,999	121	555	667
\$25,000-\$34,999	88	405	543
\$35,000-\$49,999	115	617	930
\$50,000-\$74,999	81	676	1,110
\$75,000-\$99,999	64	345	609
\$100,000-\$149,999	9	271	423
\$150,000-\$199,999	N/A	120	189
> \$200,000	2	33	36

Housing	1 Mile	3 Miles	5 Miles
Total Units	666	3,808	5,493
Occupied	616	3,531	5,067
Owner Occupied	415	2,257	3,506
Renter Occupied	201	1,274	1,561
Vacant	50	277	426

STATE OF WISCONSIN BROKER DISCLOSURE

To Non-Residential Customers

Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you.

Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.*
- *The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.*

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

CONFIDENTIALITY NOTICE TO CUSTOMERS

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/ we withdraw this consent in writing. List Home/Cell Numbers:

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

DEFINITION OF MATERIAL ADVERSE FACTS

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

