

Development Opportunity



5430 Commercial Ave
Madison WI 53704



Presented By:

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EXCLUSIVE AGENT

Madison Commercial Real Estate LLC (“Owner’s Agent”) is the exclusive agent for the Owner of 5430 Commercial Ave, Madison, Wisconsin (“Property”). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agents for the Owner are:

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Property Summary

5430 Commercial Ave, Madison WI 53704



Property Summary

Sale Price	\$1,560,000
Lot Size	1.2 acres
No. of Building	3
Parcel #	0810-344-1807-1
Years Built	1931
2024 Assessment	\$323,000
2024 Taxes	\$5,365.59
Shape	Rectangle
Topography	Level
Zoning	SR-VI
Water & Sewer	Municipal
Gas & Electric	MG&E
Co-Broke Commission	2%

No closing prior to May 1, 2025

Property Description

5430 Commercial Ave, Madison WI 53704



Offering Information:

- Future land use under the Northeast Area Plan to be Neighborhood Mixed Use (NMX)
- NMX zoning allows for up to 70 units per acre
- Proposed design concept features a 3-story building, 78 residential units, 1 street-facing retail space and 86 on-site parking stalls
- Potential to construct a 4-story building with conditional use approval
- Existing paved access from Commercial Ave
- Level lot with excellent drainage
- Easy access to the Eastside of Madison, Sun Prairie, and the new Amazon Distribution Center (4.5 miles), Cottage Grove
- Seller reserves the right to relocate farmhouse prior to closings at seller's cost
- Seller reserves the right to remove all interior and exterior from the farmhouse and barn structure prior to closing
- Shared well agreement with The Eagle Crest Bar

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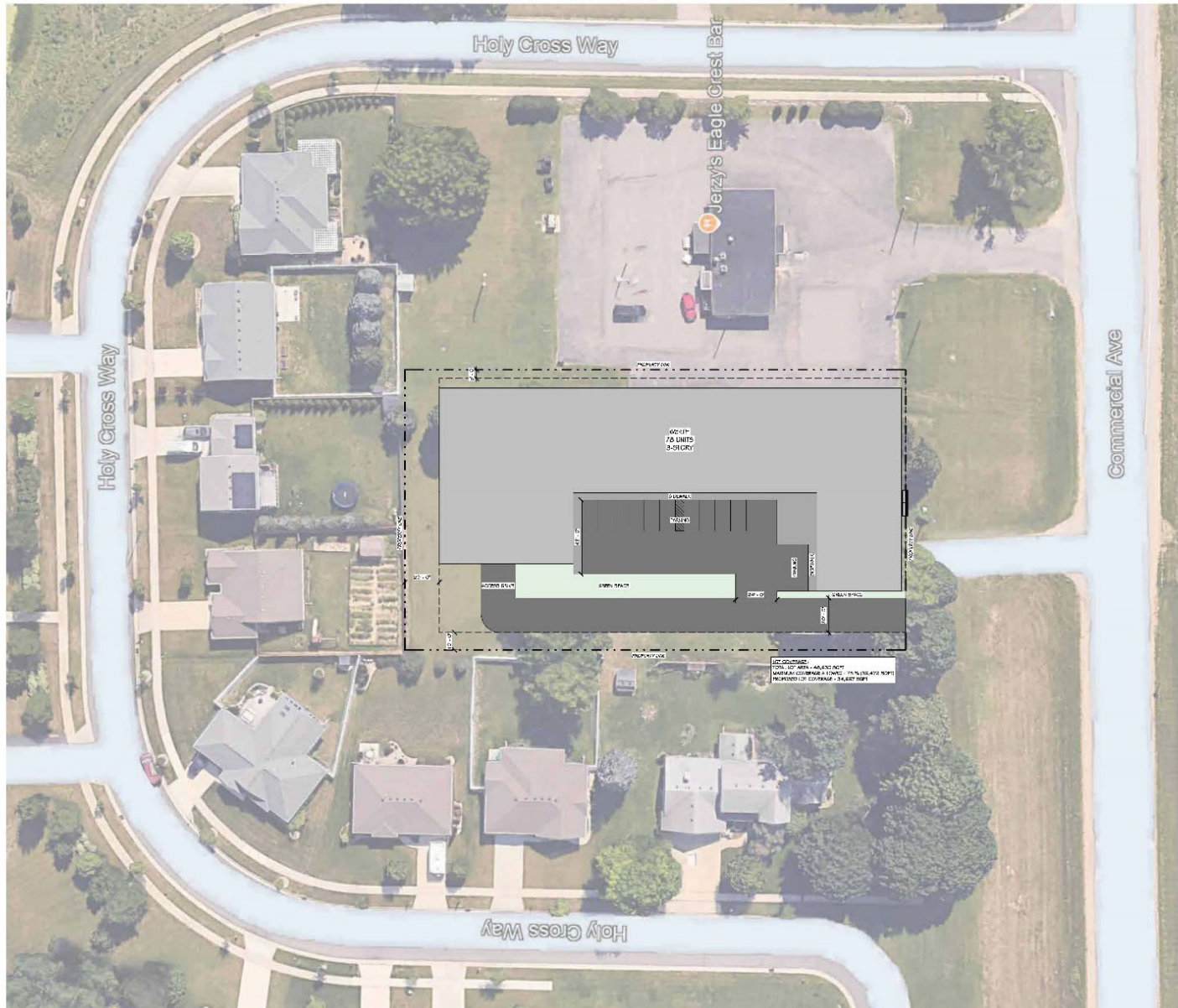
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Site Plan - Example

5430 Commercial Ave, Madison WI 53704



Concept Plan - Example

5430 Commercial Ave, Madison WI 53704



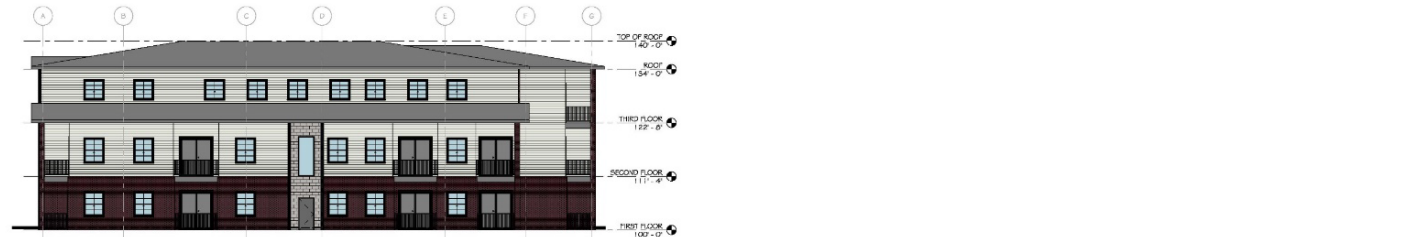
① LOOKING NE 3D VIEW
SCALE



② LOOKING SW 3D VIEW
SCALE

Concept Plan - Example

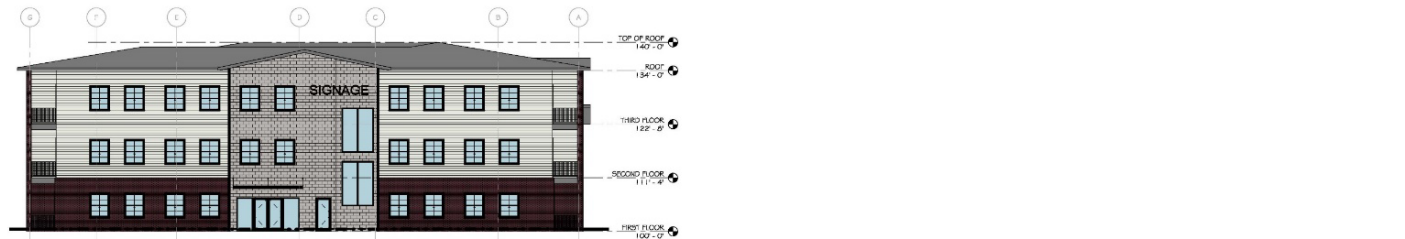
5430 Commercial Ave, Madison WI 53704



1 NORTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



3 SOUTH EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"



4 WEST EXTERIOR ELEVATION
SCALE: 1/8" = 1'-0"

Drone Photos

5430 Commercial Ave, Madison WI 53704



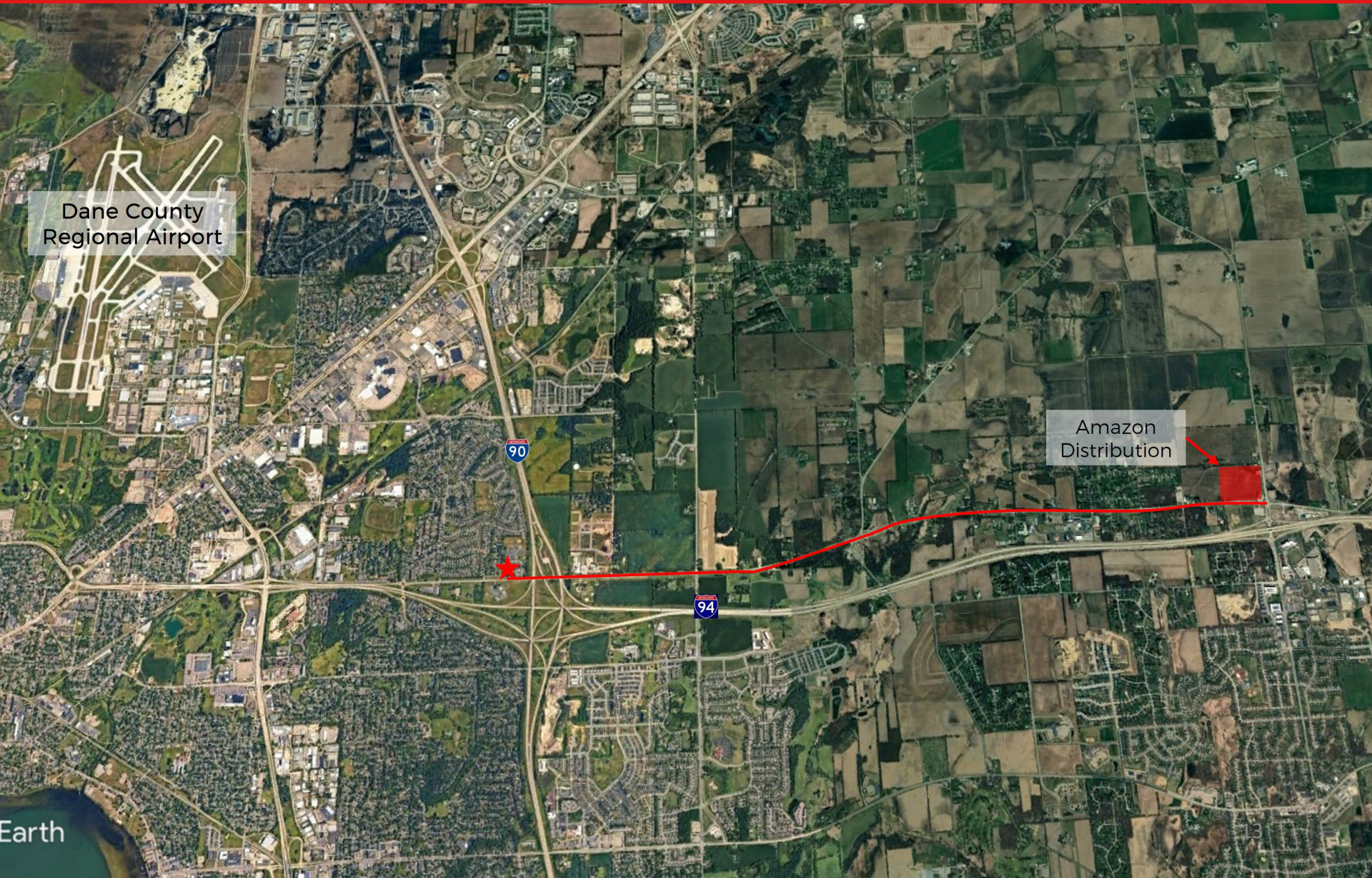
Aerial Map

5430 Commercial Ave, Madison WI 53704



Aerial Map – Panned Out

5430 Commercial Ave, Madison WI 53704



Dane County
Regional Airport

Amazon
Distribution