

MADISON | WISCONSIN

# 1053 WILLIAMSON STREET



EXCLUSIVE OFFERING MEMORANDUM



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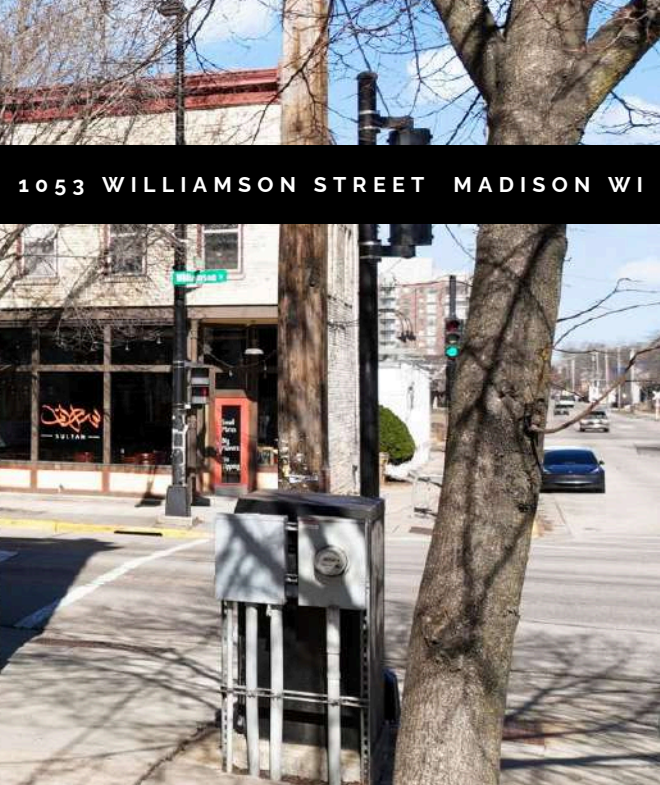
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## EXECUTIVE SUMMARY

Bulldog Commercial Real Estate is pleased to present this historic commercial building located at the corner of Ingersoll and Williamson Street, in one of Madison's most vibrant and sought-after neighborhoods. Positioned in the heart of a dynamic, trendsetting area, this property offers a unique opportunity for investment or development. Currently, the building is home to professional office spaces on the main level and residential units on the second level, making it an ideal blend of commercial and residential use.

The main level is a mix of historic and modern office spaces, providing the potential for future growth in a market where demand for prime commercial space is strong. The second level is currently single room occupancy, with the ability to be refurbished into larger traditional apartment spaces, offering residents a comfortable, urban lifestyle in close proximity to top-tier restaurants, shopping, and entertainment venues.

This building's prime location, combined with its versatile configuration, makes it an attractive asset for a variety of investors or businesses looking to capitalize on the growing demand for mixed-use properties in Madison. Whether you are looking for a high-performing income-producing asset or a prime location for future development, this property offers outstanding potential.

We invite you to explore the opportunities this property offers and look forward to discussing how it could meet your investment or business objectives.

**8,444**

BUILDING SIZE

**0.20**

LOT SIZE

**\$177.65**

PRICE/SQ. FT.

**HIST-TL, PD**

ZONING



## PROPERTY OVERVIEW

We are pleased to present this historically significant, two-story brick commercial building located in the heart of downtown Madison, within the vibrant Willy Street neighborhood. This property offers a unique blend of historical charm and modern functionality, making it an exceptional opportunity for a variety of uses, including office space, residential conversion, or continued multi-tenant occupancy.

The first floor features an efficient and flexible workspace, with a mix of private offices, open workspaces, and a spacious conference room. The layout is ideal for businesses looking for both collaborative and private areas, and the building's multiple entrances allow for distinct tenant identities and signage, enhancing visibility and accessibility.

The second floor is currently utilized as a Single Room Occupancy (SRO) facility, providing multiple individual rooms, shared bathrooms, and a laundry area. This configuration offers potential for continued residential use or could be repurposed for other commercial or mixed-use applications, making it a versatile asset for investors.

With its prime location, historical appeal, and flexible design, this property presents an outstanding opportunity for businesses or investors seeking a building that combines rich character with modern functionality in one of Madison's most sought-after neighborhoods.





## PRIME LOCATION



Located at the corner of Ingersoll and Williamson Streets, this historic building is centrally located close to entertainment, music, restaurants, and unique shopping

## GROWING MARKET

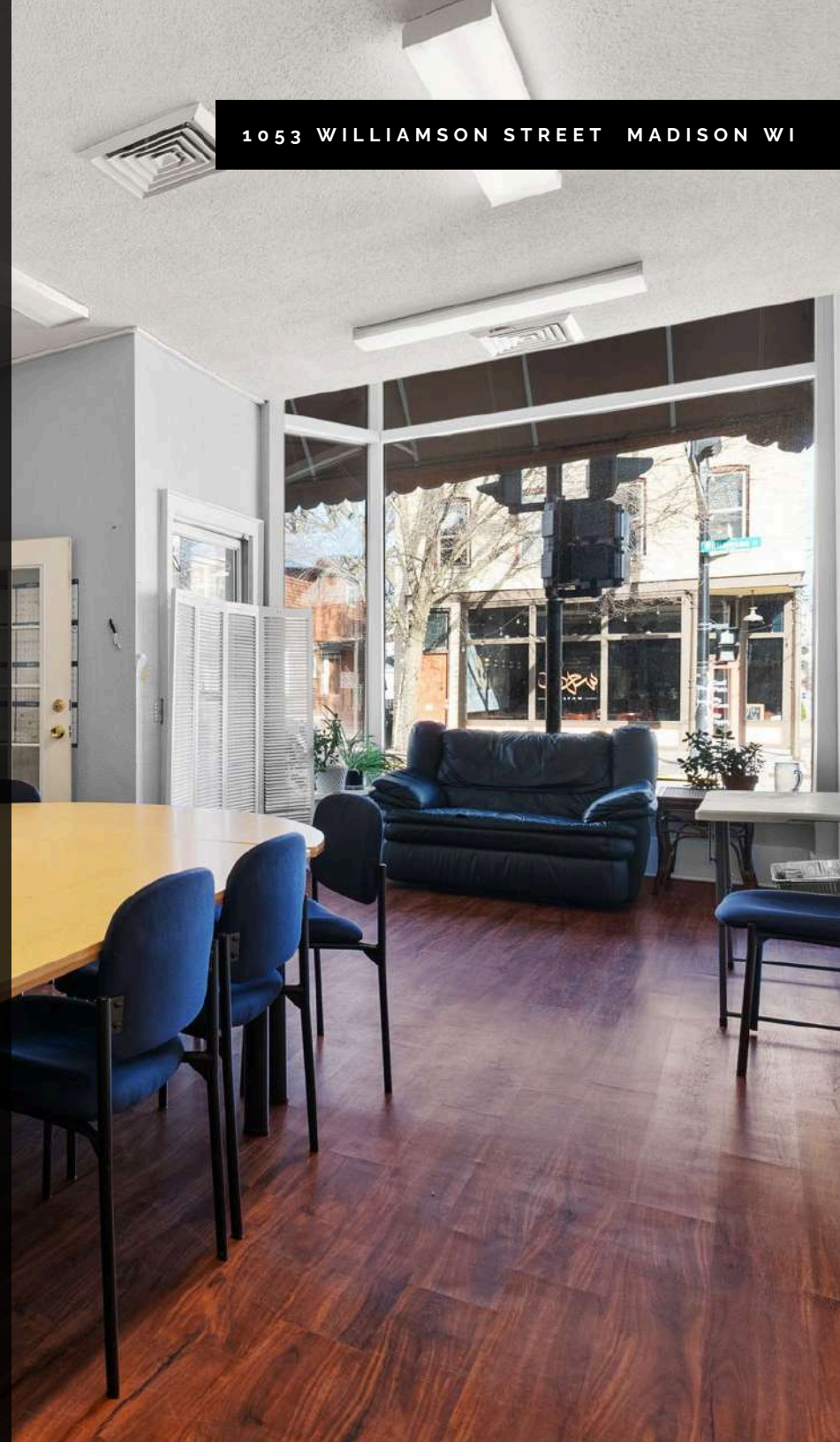


Willy Street has always been a colorful, thriving area with businesses that are patronized by a passionate clientele who cannot imagine living, shopping, eating, or spending time anywhere else. That social connection leads to a loyal following for any business that puts down roots in the neighborhood.

## UPSIDE POTENTIAL



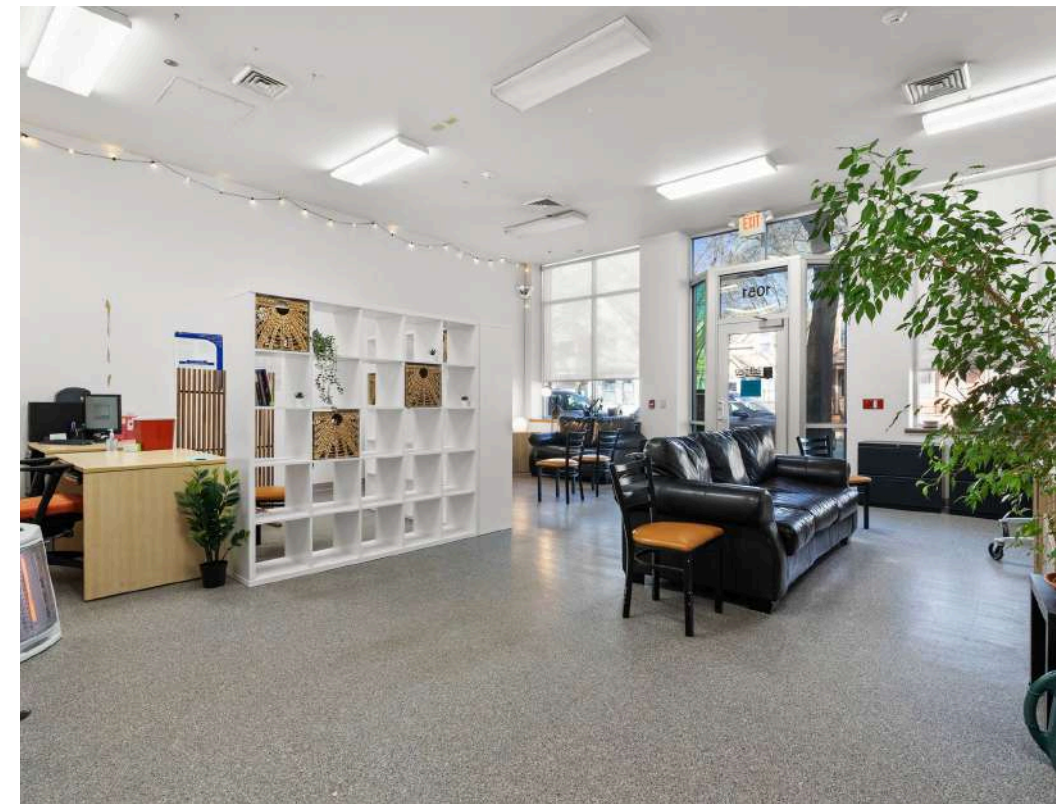
While the second floor is currently configured for single room occupancy, it would be an easy thing to reconfigure into spacious apartments if one wanted to begin with a blank slate. Madison Zoning has also indicated that this property is ripe for rezoning, as long as the intended use is consistent with the neighborhood.



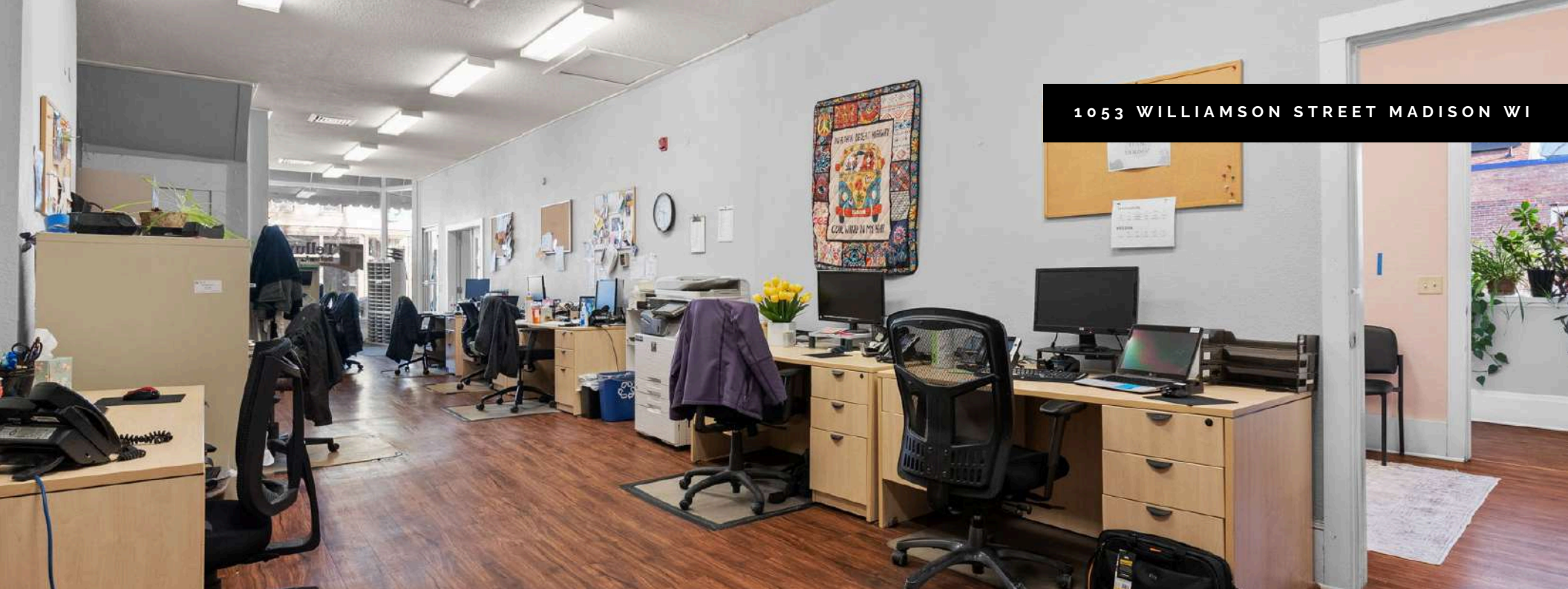




1053 WILLIAMSON STREET MADISON WI

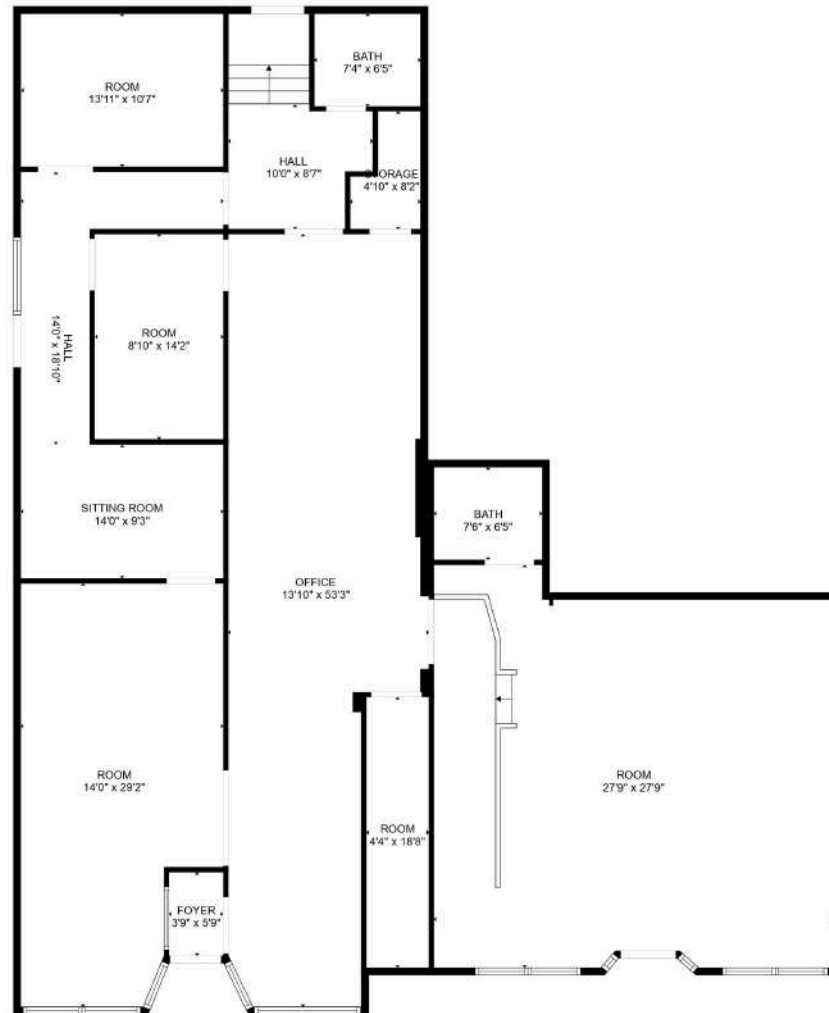








# FLOOR PLANS



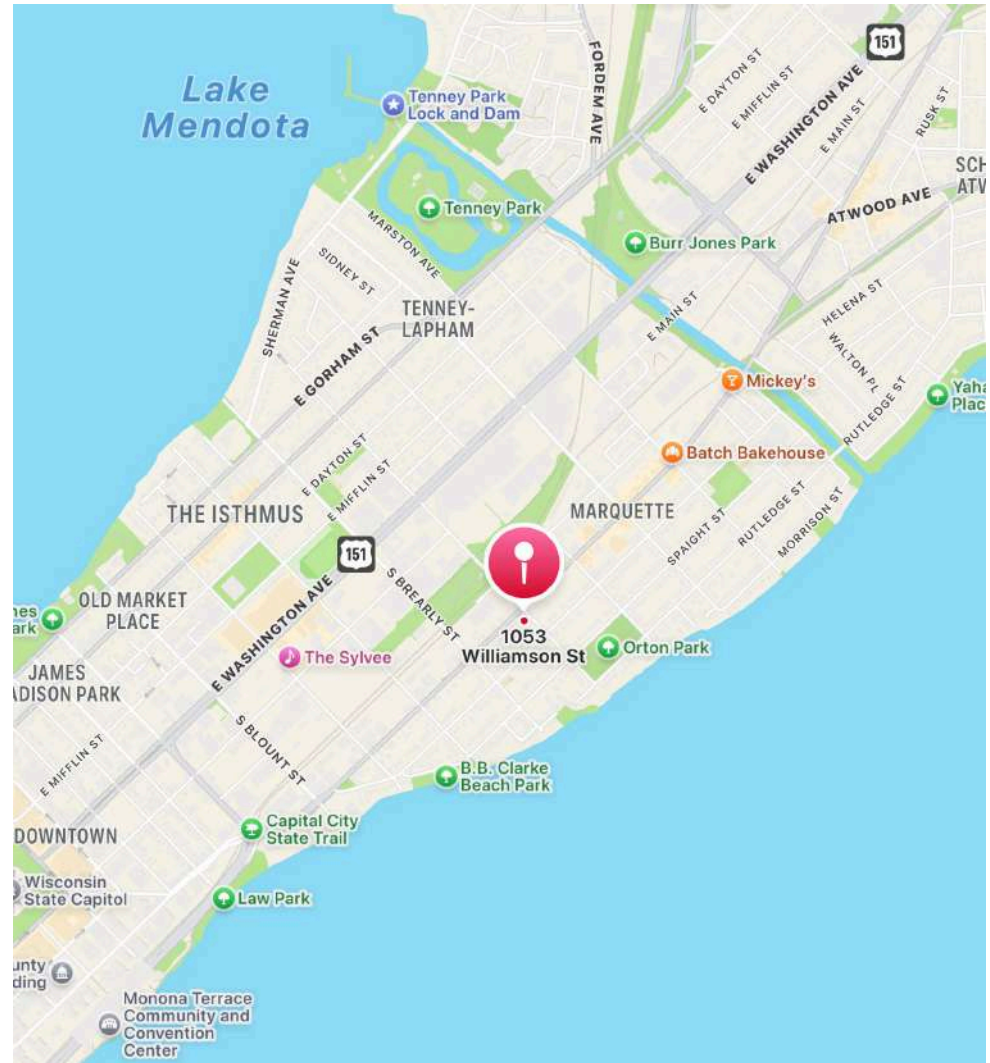
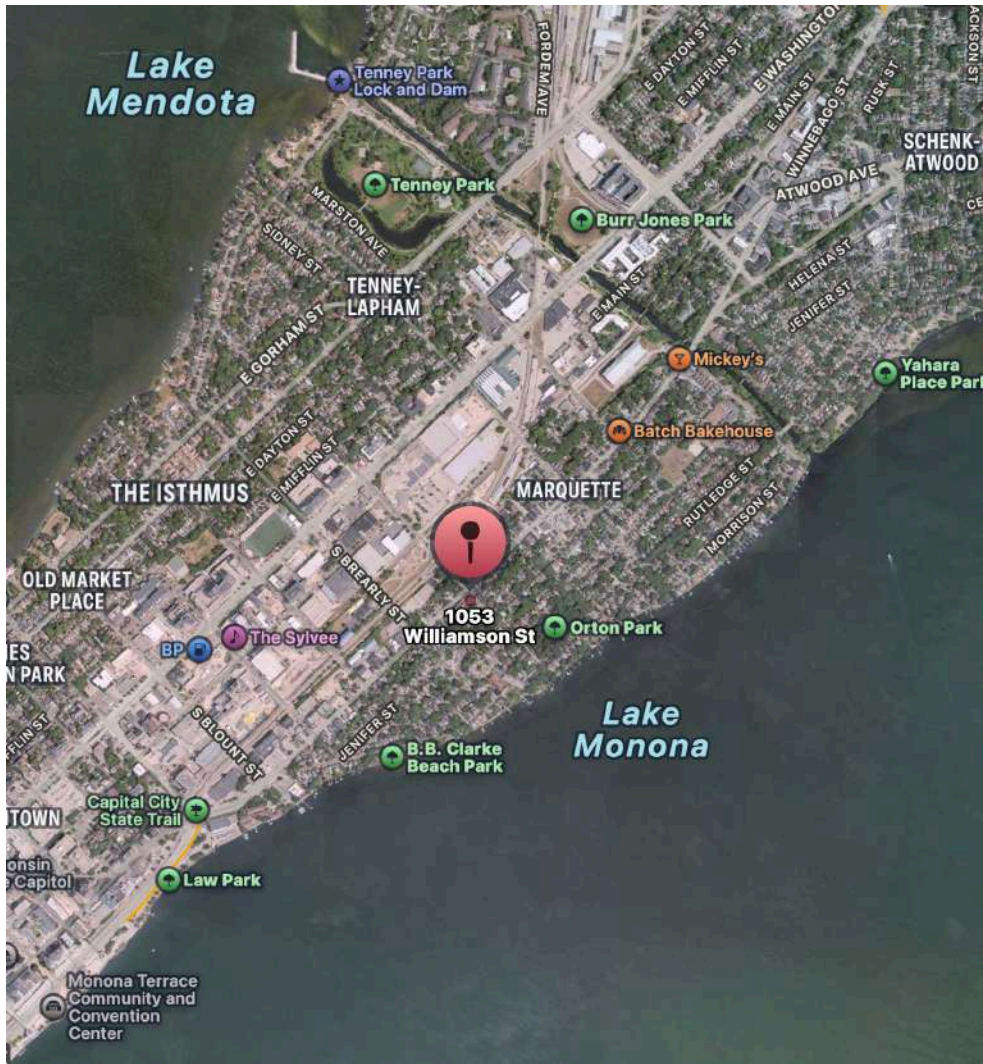


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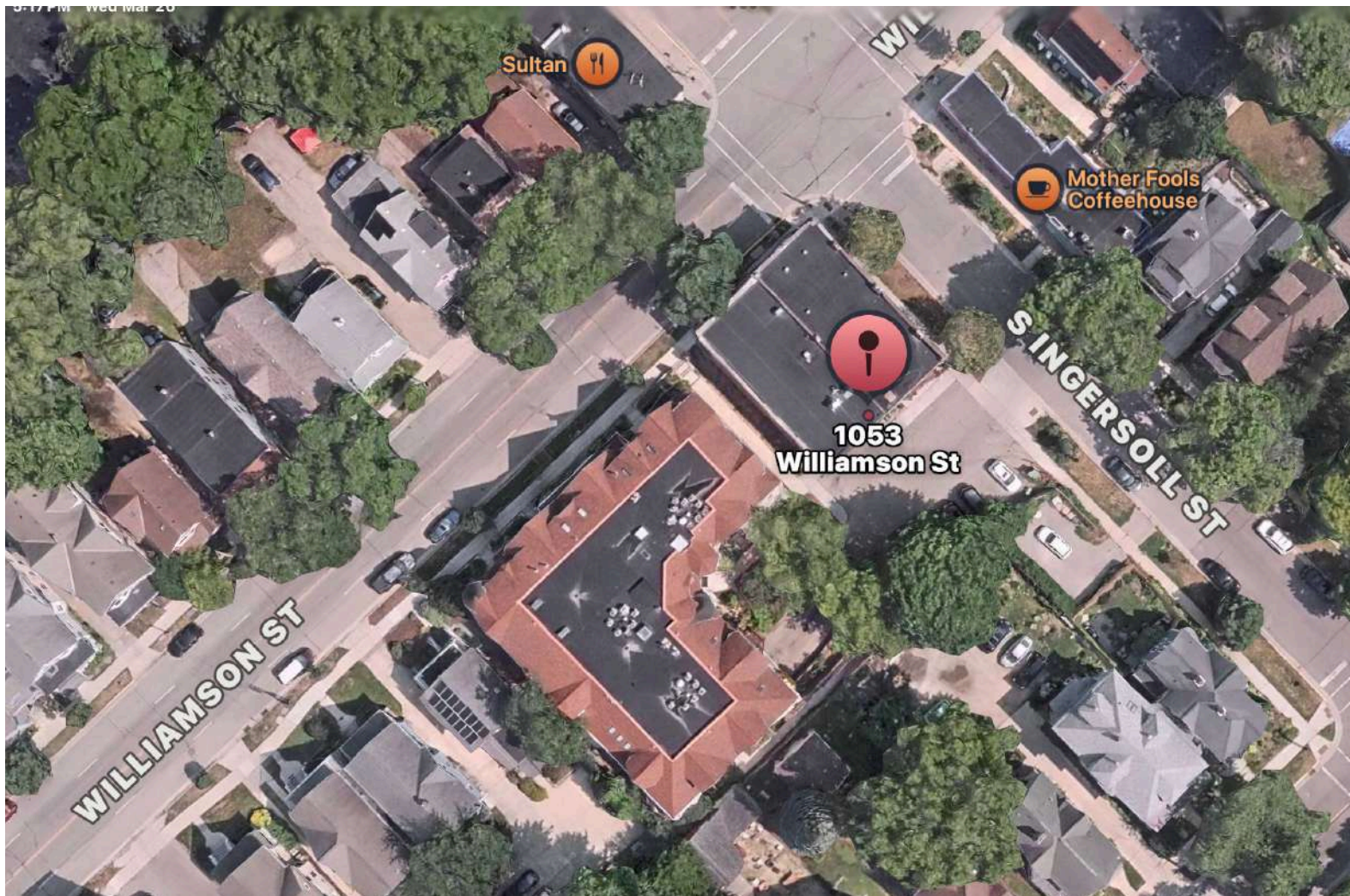


# LOCATION MAPS





# AERIAL MAP







1053 WILLIAMSON STREET MADISON WI

# MADISON

Madison, Wisconsin, is a thriving and progressive city known for its vibrant culture, dynamic economy, and high quality of life. As the state capital and home to the University of Wisconsin, Madison boasts a well-educated and diverse population, making it a hub for innovation and entrepreneurship. The city is regularly ranked among the best places to live in the U.S., with its combination of outdoor recreation, a strong sense of community, and a growing arts and food scene. Madison's central location in the Midwest and proximity to major transportation corridors further enhance its appeal as a destination for both businesses and residents.

The city's economy is diverse and resilient, with a mix of technology, healthcare, education, and manufacturing industries. Madison has a reputation for being business-friendly, with a supportive infrastructure and resources for startups and established companies alike. The downtown area is a vibrant blend of commercial, retail, and residential spaces, with a variety of dining, entertainment, and cultural offerings. As a result, Madison continues to attract top talent and draw interest from investors seeking to be part of this rapidly growing, forward-thinking city. The demand for well-located commercial and residential spaces remains strong, making Madison an ideal location for both short-term and long-term investments.

## DEMOGRAPHICS

**\$77,000**

MEDIAN HH INCOME

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**408,000**

EMPLOYED POPULATION

---

**\$430,000**

MEDIAN PROPERTY VALUE

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**31**

MEDIAN AGE



1053 Williamson Street is situated in Madison's 53703 ZIP code, encompassing neighborhoods like Marquette and Willy Street. This area is renowned for its vibrant community, diverse demographics, and proximity to downtown Madison.

**Demographic Overview:**

**Population Density:** The 53703 ZIP code has a population density of approximately 3,391 people per square mile, higher than the national average.

**Age Distribution:** The population is predominantly composed of adults, with a significant number in their late 20s to early 40s. The percentage of children under 18 is lower compared to national averages, and seniors aged 65 and over make up a slightly higher proportion than the national average.

**Household Composition:** The area has a high proportion of single-person households, with families constituting a smaller segment of the population. Approximately 15.2% of households speak a language other than English at home, and 12.4% of residents are foreign-born.

**Racial and Ethnic Composition:** The population is predominantly White, with notable representations of Black or African American, Asian, and Hispanic or Latino communities. Specific percentages are not detailed in the available sources.

**Nearby Points of Interest:**

Mother Fool's Coffee House \* Williamson Street Branch Library \* Turn Key Supper Club \* . Orton Park \* Batch Bakehouse \* Mickey's \* Burr Jones Park \* The Sylvee \* A Pig In A Fur Coat

**Additional Notes:**

**Historical Significance:** The building at 1053 Williamson Street has historical importance, having housed businesses like the grocery store of Albert and Elmer Mills in the early 1900s.

**Community Engagement:** The area is known for its active community involvement, with various events and initiatives that foster a strong sense of belonging among residents.

This demographic overview highlights the unique characteristics of the 53703 ZIP code, emphasizing its diverse and engaged community, strategic location, and rich history.





# ABOUT US

Bulldog Commercial Real Estate is an emerging, dynamic company focused on delivering exceptional real estate solutions across a variety of sectors. Known for our proactive approach and commitment to client success, Bulldog offers commercial sales, purchasing, and leasing. Our team combines deep understanding of the Dane County market with a forward-thinking perspective, ensuring we provide tailored solutions that meet the unique needs of each client. As a rapidly growing player in the industry, Bulldog Commercial Real Estate is dedicated to becoming a trusted partner in navigating the evolving real estate landscape with integrity and excellence.



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