

Investment Opportunity  
**For Sale**  
4-Unit Apartment Building



**1213 South Midvale Blvd  
Madison, WI**

**Asking Price:** Contact Broker

**For More Information**



**Matt Apter**  
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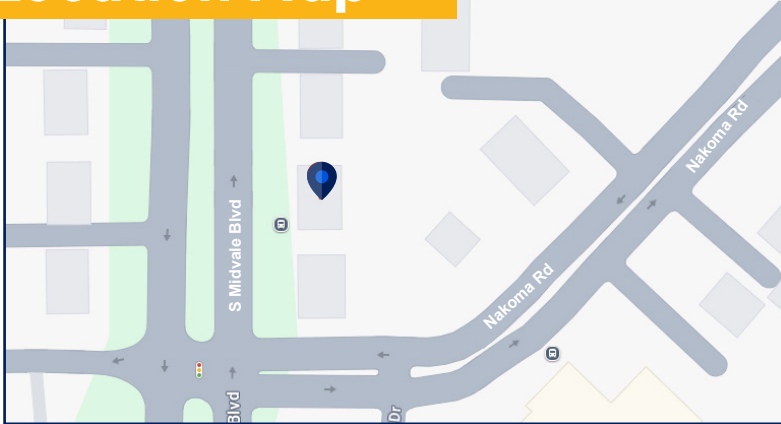
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613 Williamson Street, Suite 210, Madison, WI 53703

**cresa** ::::

### Location Map



### Space Profile

- Building Size:** 4,500 SF  
2 story building + basement
- Unit Mix:** 2 – 2 BR, 1 Bath  
2 – 1 BR, 1 Bath
- Parking:** 5 surface spaces
- Land Size:** 8,880 SF
- Submarket:** Near West Madison
- Lease Term:** 1 unit expires 6/1/2025  
3 units expire 9/1/2025
- Year Built:** Main Building: 1951 with many improvements over the years

### Aerial Overview



### Features

- **Current Gross Annual Income: \$42,600**
- **Proforma Gross Annual Income: \$70,000**
- Zoning; SR-V1, WP-10
- Utilities and building systems:
  - Tenants pay separately metered gas and electric
  - Landlord pays sewer/water
  - Each unit has its own furnace
- Hardwood floors under carpet
- 74 SF of frontage on Midvale
- Nice backyard

### Exterior



### Additional Details

Excellent Near West location, close to Hilldale and Nakoma Neighbourhood & Beltline. **This is a Legacy property held by the current owner for over 30 years.**

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Interior Photos



Aerial Overview

