


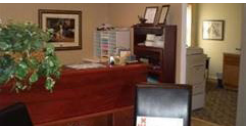



# AVAILABLE PROPERTIES

PROPERTIES FOR SALE	COMMUNITY	SQUARE FOOTAGE	SALE PRICE	PRICE PER SQ. FT.	COMMENTS	CONTACT
 <p>410 Phillips Blvd.</p>	Sauk City	1,400 Building only	\$207,900	\$148.50/sq. ft.	Corner lot with high visibility make this an attractive option for any small business	Bob Meiner Century 21 - Affiliated
 <p>130 Main Street</p>	Merrimac		\$279,900		First floor laundromat, located near Lake WI, 7 apartment building, perfect investment property	Ginny Gilbert 608.516.2414
 <p>819 Water Street</p>	Sauk City	960	185,000	\$192.71		Chris Revak First Weber Group (608) 643-8511
 <p>821 Water Street</p>	Sauk City	3,035	115,000	\$37.89	Located on the main thoroughfare of Sauk City with outstanding visibility. This retail space has two apartments above it. Large street front windows	Mike Herl Colliers International (USA) - Madison (608) 826-9504
 <p>1120 Dallas Street</p>	Sauk City	31,000	\$1,750,000		6 Acre site, 16,000 sq. ft. office/computer lab, 12,000 sq. ft. office/Lab space, 3,000 conditioned out building, seller financing available, build to suit for long term lease with future option to purchase	Dan Heffron Sr. 608.643.8525 dan@heffronhomes.com
 <p>836 Phillips Blvd.</p>	Sauk City		\$3,400,000		Previous Home of Sauk Prairie Harley Davidson. 45000 square feet on three levels, sales on main level, service on lower level, and admin. office on upper level. Great Street Exposure on Hwy 12 - Near other major businesses.	Dan Heffron 608.644.3902 danheffron@bunburyrealtors.com

LAND FOR SALE	COMMUNITY	SQUARE FOOTAGE	SALE PRICE	PRICE PER SQ. FT.	COMMENTS	CONTACT
 <p>2040 Prairie Street</p>	Prairie du Sac	Parcel Size 3.14 Acres	\$741,000	\$4.28/sq. ft.	Zoned Hwy Business; Parcel Frontage 350 ft to County Road PF; Close to NEW Sauk Prairie Healthcare Medical Complex - Great for Clinic, Bank, Fast Food, Small Strip Mall	Dan Heffron Sr. 608.643.8525 dan@heffronhomes.com
 <p>Sauk City Business &amp; Office Park - Lueders Road</p>	Sauk City	12 Acres Available	Contact Village	Contact Village	A twenty-six acre park w/3 phase power and is located in a TIF District	Village of Sauk City Vicki Breunig 608.643.3932
	Sauk City				9 - 1.5 Acres Available, Shovel Ready, Owned by Village of Sauk City	Village of Sauk City Vicki Breunig 608.643.3932
	Sauk City				1.5 Acres Available, Shovel Ready, Owned by Village of Sauk City	Village of Sauk City Vicki Breunig 608.643.3932
	Merrimac		\$54,900		Lake WI view near the Merrimac Ferry	Dan Heffron Sr. 608.643.8525 dan@heffronhomes.com
	Plain	1-13 Acre Sites Available	FREE Subject to village board approval of proposed use		Honey Creek Business Park is 45 miles northwest of Madison located along STH 23 and 7 miles north of STH 14	Ray Ring 608-588-4073

PROPERTIES FOR RENT: COMMERCIAL/RETAIL	COMMUNITY	SQUARE FOOTAGE	MONTHLY RENT	PRICE PER SQ. FT.	COMMENTS	CONTACT
 <p>431 Water Street #109</p>	Prairie du Sac	1,250	<b>REDUCED TO</b> \$1,400 <b>PREVIOUSLY</b> \$1,750	<b>NOW</b> \$11.20/sq. ft. <b>PREVIOUSLY</b> \$14.00/sq. ft.	This includes the taxes paid by the owner so very low CAM. Will remodel to suit. Great exposure on a main thoroughfare. Premier eagle watching platform across the street.	David Baehr 608.834.2613 david@baehrin.com or Peggy Kelbel 608.834.2600 rentals@ursamange.com
 <p>1815 North Street</p>	Prairie du Sac	17,600	\$4,766	\$3.24/sq. ft.	Stand Alone Industrial Warehouse; loading dock & overhead door.	Dan Heffron Sr. 608.643.8525 dan@heffronhomes.com
 <p>730 15th Street</p>	Prairie du Sac	1,500	Lease	\$1,200/month		Kris Kohlman 608. 643.2494 kriskohlman@checkrentals.com
 <p>740 Water Street</p>	Sauk City	2,000				Don Anderson 608.849.9200 boats@madisonboathouse.com
 <p>934-940 Water St.</p>	Sauk City	1,425 & 2,900	Rent	<b>1,425 sq. ft. space</b> \$12.25/sq. ft. <b>2,900 sq. ft. space</b> \$12.25/sq. ft.	Great looking mixed-use building located on the WI River, with large windows conveniently located 1/2 block off Hwy 12. Two spaces currently available can be combined for a larger user.	Chris Richards 608.828.8811 chris.richards@nggwi.com



**For additional information, please contact the listed realtor.**

This document has been designed to make your search easier, but the Sauk Prairie Area Chamber of Commerce does not guarantee or accept liability for the content of this document.