









AVAILABLE PROPERTIES

| PROPERTIES FOR SALE | COMMUNITY | SQUARE FOOTAGE | SALE PRICE | PRICE PER SQ. FT. | COMMENTS | CONTACT |
|---|-----------|----------------|--------------------------------|-------------------|--|---|
|  <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>836 Phillips Blvd. & 850 Phillips Blvd.</p> | Sauk City | | Both Locations: \$2,650,000 | | <p>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.</p> <p>Retail building annex to previous Sauk Prairie Harley Davidson. 6,600 square feet on mail level, balance is exposed lower level.</p> | Dan Heffron 608.643.3902 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 & 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 |
|  <p>Sauk City Business & Office Park - Lueders Road</p> | Sauk City | | | | 9 - 1.5 Acres Available, Shovel Ready, Owned by Village of Sauk City | Village of Sauk City Vicki Breunig 608.643.3932 |
|  <p>Merrimac</p> | Merrimac | 1.86 Acres | \$949,900 | | 550 Feet of Level Lake Frontage, Municipal water & sewer, resort, condos...Prime for Developer | Dan Heffron Sr. 608.643.8525 dan@heffronhomes.com |
|  <p>Merrimac</p> | Merrimac | 13 Acres | \$589,900 | | Will consider build to suit, owner financing or a joint venture. Has lake frontage & Lake view sites. | Dan Heffron Sr. 608.643.8525 dan@heffronhomes.com |

| PROPERTIES FOR RENT: COMMERCIAL/RETAIL | COMMUNITY | SQUARE FOOTAGE | MONTHLY RENT | PRICE PER SQ. FT. | COMMENTS | CONTACT |
|--|----------------|------------------|------------------------------------|---------------------------------------|---|--|
|  <p>815 Madison Street</p> | Sauk City | 3,800 | | \$10 sq. ft. | Commercial Space available, located in high visibility area, stop light corner Hwy 12/Madison St. | Matt Elsing 608.963.0693 |
|  <p>740 Water Street</p> | Sauk City | | | | | Don Anderson 608.849.9200 boats@madisonboathouse.com |
|  <p>421 Water St.</p> | Prairie du Sac | 700 | Rent | 700 sq. ft. space \$12.25/sq. ft. | Private restrooms, plenty of off street parking | David Baehr 608.834.2613 david@baehrrinc.com |
|  <p>2000 Prairie St.</p> | Prairie du Sac | | Lease | 1-5 Offices \$400-\$1500/month | <p>Spacious, Bright, Private Office in Professional Building</p> <ul style="list-style-type: none"> • Ample Parking • Great Street Exposure • Utilities Included • High-Speed Internet • Good Signage • Conference Rooms • Reception | Dan Heffron Sr. 608.643.8525 dan@heffronhomes.com |
|  <p>740 Phillips Blvd.</p> | Sauk City | | Lease | 12,000 sq. ft. 1,000-3,000 sq. ft. | | Dennis Sprecher 608.643.3301 Ext. 211 dspr@cenex1.com |
|  <p>509 Water St.</p> | Prairie du Sac | 2,400 | Rent 1 or more tenants possible | \$12/sq. ft. | <p>- Rare Water St. frontage (options: outdoor seating, onsite parking)- lots of sunshine thru 8 new windows, 3 glass overhead doors</p> <p>- adjacent to 2 municipal parking lots</p> <p>- corner lot for maximum exposure</p> <p>- great views of eagle activity and river bluffs</p> <p>- access to the Great Sauk State Trail and WI River</p> <p>- vintage gas station character</p> | Acute Corner LLC Mary & Brian Weeks 608.370-4999 |
|  <p>774 Phillips Blvd.</p> | Sauk City | 1,500 | Lease | \$18/sq. ft. | Newer end cap retail or office space available with private entrance and in-suite restroom and ample parking. Join O'Reilly Auto Parts and Cost Cutters in this successful center. Lighted building signage and lighted monument signage available with approximately 15,000 cars daily on US Hwy. | Dan Roseliep 608.234-4482 dan.roseliep@altuscre.com |
|  <p>E11394 US Hwy 12</p> | Sauk City | 4,632 | Sale | \$750,000 | Turn key restaurant and banquet facility at the intersection of Hwy 12 and Hwy 60 in Prairie du Sac. All FF&E is included unless leased. Lots of parking and nice interior. Tenant would be responsible for all expenses including snow removal. Tenant would have first right of refusal on purchase rights. | Dan Roseliep 608.234-4482 dan.roseliep@altuscre.com |
|  <p>207 Water St., Suite E</p> | Sauk City | 1,600 + Basement | Rent | | Former restaurant, would consider conversion of approved use right along the new Great Sauk State Trail. | Randy Brice 608.963.2628 randy@docsports.com |
|  <p>507 Water Street</p> | Sauk City | 1,100 | Rent | | Located inside Peterson Auto Parts Building. | Greg Peterson 608.643.3329 gregpete@frontier.com |
|  <p>841 Water Street</p> | Sauk City | 2,000 | Rent | \$1,200 plus utilities | Space located on the corner of Hwy 12/Phillips Blvd and Business Hwy 60/78 or Water Street, in downtown town Sauk City, with view of the Wisconsin River. Large municipal parking lot located behind the building along with on street parking on Water Street. Build to Suit your business. Will consider build to suit owner financing or joint financing with tenant. | Kris Kohlman 608.643.2494 kriskohlman@checkrentals.com |

RESIDENTIAL PROPERTIES FOR RENT:
CLICK HERE



For additional information, please contact the listed realtor.

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