



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

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
	Sauk City				9 - 1.5 Acres Available, Shovel Ready , Owned by Village of Sauk City	Village of Sauk City Vicki Breunig 608.643.3932
	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
	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@baehrinc.com
 <p>2000 Prairie St.</p>	Prairie du Sac		Lease	1-5 Offices \$400-\$1500/month	Spacious, Bright, Private Office in Professional Building • 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.	- Rare Water St. frontage (options: outdoor seating, onsite parking)- lots of sunshine thru 8 new windows, 3 glass overhead doors - adjacent to 2 municipal parking lots - corner lot for maximum exposure - great views of eagle activity and river bluffs - access to the Great Sauk State Trail and WI River - vintage gas station character	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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