



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>1100 & 1120 Dallas St.</p>	Sauk City	28,000			Close to Phillips Blvd., in the industrial park in Sauk City. Office, Manufacturing, warehouse space.	Dan Heffron Bunbury Realtors, Inc. danheffron@bunburyrealtors.com
 <p>442/452 Water St.</p>	Prairie du Sac		\$210,000		This is a unique commercial space available on Main St. in Prairie du Sac. This is part of a condominium building and is approx. 2500 sp. ft. of retail/commercial or office space on the main floor that opens up to Water St. The owner will have the option of having 2 spaces with 2 separate doors that open to Water St.	Daleen Heffron Bunbury Realtors, Inc. daleen@bunburyrealtors.com
 <p>603 Water St.</p>	Sauk City		\$176,900		Main floor lobby greets your clientele w an open stairway, conference room w French doors, & large rooms w original deep window sills. Newly installed NG FA (2018). Restrooms, main & upper. Traffic count is booming, Vintage Brewery located across the street. Be a part of history by visiting the past & establishing your future here!	Dave Johnson 608.444.4789 davejohnson@firstweber.com
 <p>837-841 Water St.</p>	Sauk City		\$479,900		Fantastic exposure on the main artery in town and only 20 minutes from the West Side of Madison. Two commercial units with 5 residential apartments will get your cash flowing! Street and Public parking lot in the back. Occupy or lease out both commercial units for an amazing investment opportunity. Located across the street from public trails and the WI River	Tracy Thompson 608.843.2267 tracythompsonhomes@gmail.com

	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>L3 & L4 Carolina St.</p>	Sauk City		\$339,000 or \$435,000		Look here to build your newest business venture amidst long standing organizations ~ Culver's flagship restaurant, McFarlanes, Piggly Wiggly and Consumer's Co-op & local banks. Vacant site supports 79,308 sq ft/1.82 acres or LOTS MY BE CONVEYED AS SEPARATE SITES of 1.02 Acres/44,595 sq ft @ \$435,000 OR .8 Acres/34,713 sq ft @ \$339,000. Visibility from Hwy 12, level grade is excellent for a future shopping/mini mall complex for an assortment of smaller operated businesses ~ bakery, floral shop, cafe, or a trade related industry style hub w leased units.	Dave Johnson 608.444.4789 davejohnson@firstweber.com

PROPERTIES FOR RENT: COMMERCIAL/RETAIL	COMMUNITY	SQUARE FOOTAGE	MONTHLY RENT	PRICE PER SQ. FT.	COMMENTS	CONTACT
 <p>507 Water St.</p>	Sauk City	1,100	Rent	\$10 sq. ft.	Located inside Peterson Auto Parts Building.	Greg Peterson 608.643.3329 gregpete@frontier.com
 <p>740 Water St.</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>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>841 Water St.</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 kris Kohlman@checkrentals.com
 <p>944 Water St.</p>	Sauk City	2,086	Lease	\$1,913 month plus utilities	Located in a fast growing area right by Hwy 12. Overlooks the beautiful WI River. Has great signage opportunity. Retail/Office Suite available, 4 office, reception area, break room, open work space.	Dave Johnson 608.444.4789 davejohnson@firstweber.com
 <p>207 Water St. Suite A</p>	Sauk City	915	Lease/Rent	\$1,050 month plus utilities	Formerly medical office, excellent office space on highly visible business hwy 12. 3 offices with front reception area, basement storage and off-street parking.	Randy Brice 608.643.6452 randy@docsports.com
 <p>209 Water St.</p>	Sauk City	950	Lease/Rent	\$950 month plus utilities	Formerly Edward Jones office. Across from new Sauk City Riverfront Park. Located on the Great Sauk State Trail. Two large offices plus front reception area. Off street parking.	Randy Brice 608.643.6452 randy@docsports.com
 <p>337 Palisade St.</p>	Merrimac				6,000 square foot building with up to 9 separate offices of different sizes. In Merrimac on the Wisconsin River. Option of attached maintenance garage. Will divide. Available August 1 2020. \$8.00 square foot. Please call for appointment or additional information 963-5755.	Kirk Olson 608.963.5755 kirkolsn@gmail.com
 <p>1111 Dallas St.</p>	Sauk City		Rent	\$600-\$800 per month	Space Available starting in April: Includes: all building operating expense (utilities, internet, maintenance, and other building services), garbage disposal, Common area (great area for larger meetings/events/seminars), men's and women's bathrooms. Two entrances as well as front and back parking lots as well as street parking. https://madison.craigslist.org/off/d/sauk-city-office-and-health-suite/7067683377.html	Rebecca Litscher 608.333.6636 becca.litscher@gmail.com
 <p>774 Phillips Blvd.</p>	Sauk City	9,500	Lease	\$16-\$18 per Sq. Ft.		Jay Blom 414.249.2228 jblom@founders3.com

RESIDENTIAL PROPERTIES FOR RENT: [CLICK HERE](#)



For additional information, please contact the listed realtor.

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