

FOR SALE

# OFFICE, RETAIL & APARTMENT SPACE

SWC

MAIN STREET & LODI STREET

Lodi, WI 53555



## PROPERTY OVERVIEW

Nice mixed-use property available on the corner of Main Street and Lodi Street in the heart of beautiful downtown Lodi. Excellent location with high exposure to pedestrian and vehicle traffic (6,100 VPD).

The property features three apartments on the upper level, with two of them newly and nicely finished and the main level has three separate retail sites, one of them double. Three of the retail spaces are leased and all apartments are fully leased, making this a great property for an owneroccupied situation, with income in place on a busy intersection.

- + Asking Price: \$309,000
- + Parcel Size: 3,283 SF
- + Building Size: 4,430 SF
  - Second Floor: 825 SF; 750 SF; 725 SF
  - Main Floor: (2) 750 SF; 400 SF; 340 SF
  - Basement/Storage: 1,550 SF; 750 SF
- + Taxes (2016): \$3,851.41
- + New boiler (October 2015)
- + Zoning: C-2 (Central Business Core)
- + Mixed-use of first floor retail and office spaces; two out of three spaces are leased
- + Three second floor residential apartments; two have been recently renovated and all are fully leased



FOR SALE  
**OFFICE, RETAIL &  
 APARTMENT SPACE**

**SWC**  
**SOUTH MAIN STREET &  
 LODI STREET**  
 Lodi, WI 53555



**LOCATION MAP**



**DEMOGRAPHICS**

2015 Estimated Demographics			
	1 mile	3 miles	5 miles
Population	2,635	3,864	8,713
Avg. Household Income	\$76,110	\$77,450	\$85,336
Average Age	40.14	40.43	40.77
Traffic Counts			
Highway 60 at Main Street	6,150 VPD		

© 2017 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

FOR SALE  
**OFFICE, RETAIL &  
APARTMENT SPACE**

**SWC**  
**SOUTH MAIN STREET  
& LODI STREET**  
Lodi, WI 53555



**SITE PLAN**



© 2017 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

FOR SALE  
**OFFICE, RETAIL &  
APARTMENT SPACE**

**SWC**  
**SOUTH MAIN STREET  
& LODI STREET**  
Lodi, WI 53555



**PROPERTY PHOTOS**



**CONTACT US**

**MIKE WENZEL**

Associate

+1 608 663 5445

mike.wenzel@cbre.com

© 2017 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

[www.cbre.us/madison](http://www.cbre.us/madison)

**CBRE**

FOR SALE  
**OFFICE, RETAIL &  
APARTMENT SPACE**

**SWC**  
**SOUTH MAIN STREET  
& LODI STREET**  
Lodi, WI 53555



## APARTMENT PHOTOS



## CONTACT US

### MIKE WENZEL

Associate

+1 608 663 5445

mike.wenzel@cbre.com

© 2017 CBRE, Inc. The information contained in this document has been obtained from sources believed reliable. While CBRE, Inc. does not doubt its accuracy, CBRE, Inc. has not verified it and makes no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

Photos herein are the property of their respective owners and use of these images without the express written consent of the owner is prohibited.

# STATE OF WISCONSIN BROKER DISCLOSURE

## To Non-Residential Customers

**Wisconsin Law requires all real estate licensees to give the following information about brokerage services to prospective customers.**

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

### **BROKER DISCLOSURE TO CUSTOMERS**

You are the customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on the behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer the following duties:

- *The duty to prove brokerage services to you fairly and honestly.*
- *The duty to exercise reasonable skill and care in providing brokerage services to you.*
- *The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.*
- *The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law (see "Definition of Material Adverse Facts" below).*
- *The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information of other parties.*
- *The duty to safeguard trust funds and other property the broker holds.*
- *The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.*

Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector. This disclosure is required by section 452.135 of the Wisconsin Statutes and is for information only. It is a plain language summary of a broker's duties to a customer under section 452.133(l) of the Wisconsin Statutes.

### **CONFIDENTIALITY NOTICE TO CUSTOMERS**

Broker will keep confidential any information given to broker in confidence, or any information obtained by broker that he or she knows a reasonable person would want to be kept confidential by law, or authorize the broker to disclose particular information. A broker shall continue to keep the information confidential after broker is no longer providing brokerage services to you.

The following information is required to be disclosed by law.

1. Material adverse facts, as defined in section 452.01(5g) of the Wisconsin statutes (see "definition of material adverse facts" below).
2. Any facts known by the broker that contradict any information included in a written inspection report on the property or real estate that is the subject of the transaction. To ensure that the broker is aware of what specific information below. At a later time, you may also provide the broker with other information that you consider to be confidential.

CONFIDENTIAL INFORMATION:

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker):

(Insert information you authorize to broker to disclose such as financial qualification information)

### **CONSENT TO TELEPHONE SOLICITATION**

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. List Home/Cell Numbers:

### **SEX OFFENDER REGISTRY**

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the internet at <http://offender.doc.state.wi.us/public/> or by phone at (608)240-5830.

### **DEFINITION OF MATERIAL ADVERSE FACTS**

A "material adverse fact" is defined in Wis. Stat. 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property, or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.