



GREGG SHIMANSKI REALTY, INC.

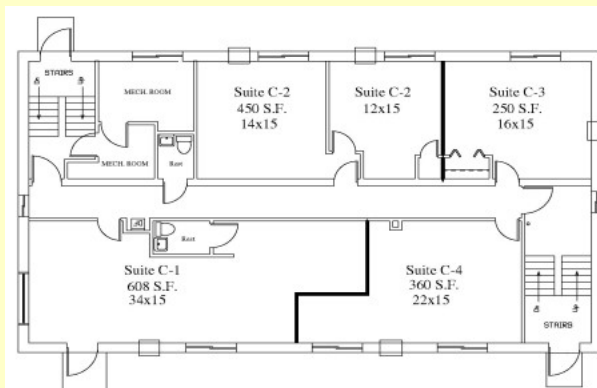
1603 Monroe Street | Madison, WI 53711

Specializing in Real Estate Development, Sale & Exchange of Income Property

Office Space for Rent

3324 Milwaukee Street
Madison, WI 53714

Ideal space for non-profits!



3324 Milwaukee Street
Madison, Wisconsin

DESCRIPTION of BUILDING:

Modern 20 unit mixed use property
16 Apartments
1-4 Commercial Spaces

SPACE AVAILABLE:

- Single Office, 250 sq. ft. (C-2) *Rented*
- Two Room Office, 450 sq. ft. (C-3)
- Two Larger Office Suites, 360 and 608 sq. ft (C-1, C4) *Rented*

RENTS:

- Suite C-1, 608 Sq. Ft. - \$595 *Rented*
- Suite C-4, 360 Sq. Ft. - \$350 *Rented*
- Suite C-2, 450 Sq. Ft. - \$395
- Suite C-3, 250 Sq. Ft. - \$275 *Rented*
- Suite C-1 and C-4, Combined, 968 Sq. Ft. - \$895

Intersection of Milwaukee
Street & Fair Oaks

Note:

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

BUILDING AMENITIES INCLUDE:

- High visibility corner
- Convenient, near-east modern brick building
- Recently upgraded
- Common area janitorial
- Off-street parking included
- On bus line (stops at the front door)
- Conveniently located close to grocery store, post office, mini mart, and MATC

QUALITY FEATURES OF SPACE INCLUDE:

- New paint, carpet
- Heat included
- Common restroom
- Signage available
- Ample parking
- Security locked
- Excellent window light

Won't Last Long!!!

For more information Contact

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