

# Commercial Property For Sale

“At the corner of Atwood & Fair Oaks”

Former  
Birrenkott Appliance, Inc.  
2926 Atwood Ave  
Madison, WI 53704

Mixed Use Building  
& Parking

Gary Birrenkott  
608-249-2266  
glbear2@gmail.com



## HIGHLIGHTS

Mixed-use building with retail, apartments and ample off-street parking located at the prime corner of Atwood Ave and S Fair Oaks Ave on Madison's beautiful near east side. Former appliance store operated for 50+ years to retirement, showing the longstanding success and future potential of the site. Close proximity to many popular destinations creating a vibrant, bustling area in a highly sought out neighborhood.



## QUICK FACTS

Sale Price: \$1,280,000  
Land Area: 15,394 sq ft (0.35 acres), 3 parcels  
Building: GFA 10,214 sq ft/PFA 6,598 sq ft  
Apartments: 4  
Zoning: TSS - Traditional Shopping Street District  
Frontage: 43 ft Atwood Ave/140 ft S. Fair Oaks Ave  
Parking: 25 spaces, 10,000 sq ft



# LOCATION, LOCATION...

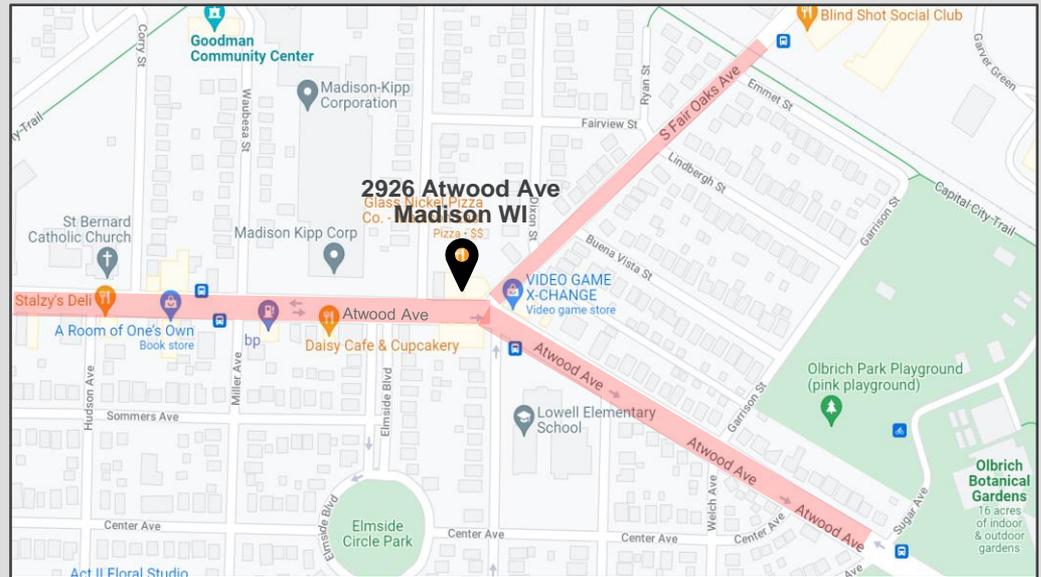
Successful appliance store operated for 50+ years to retirement at this location. Amazing diversity of businesses and destinations in the area:

- Olbrich Botanical Gardens
- Madison Area Technical College
- Olbrich Park & Beach / Lake Monona
- Lowell Elementary School
- Capital City Bike Path
- Capital Square Downtown
- Dane County Winter Farmer's Market
- Goodman Community Center
- Barrymore Theatre

Area is experiencing significant re-development and growth, such as Garver Point Retail & Apartments, the Fair Oaks Apartments, the historic Garver Feed Mill local business incubator, Starkweather Brewing Company, One Barrel Brewing Company, The Grove Apartments, Chocolate Shoppe Ice Cream, Room of One's Own Bookstore, and Royster Commons buildable home lots & apartments with the new Pinney Library as it's anchor tenant.

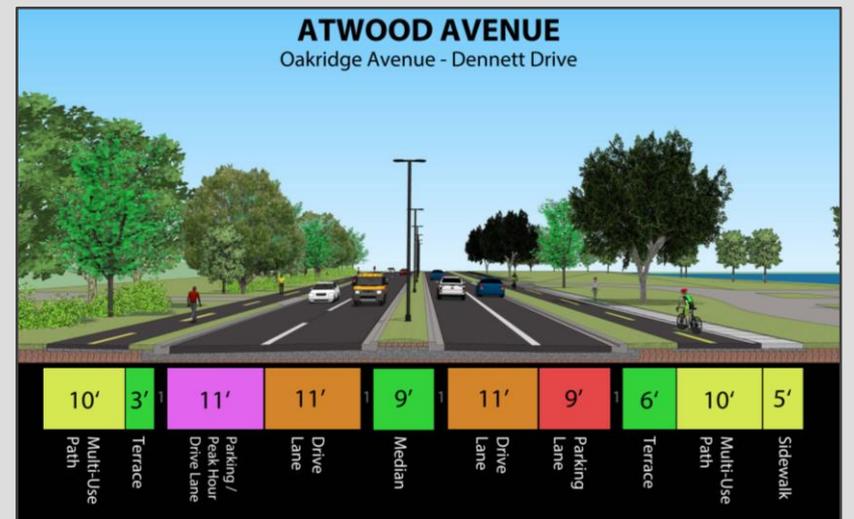
## TRAFFIC DATA

- Atwood Ave To Lowell School: 14,400 VPD M-F (2016)
- Atwood Ave To Downtown: 28,250 VPD M-F (2018)
- S. Fair Oaks Ave: 7,650 VPD M-F (2018)



# PLANNED ATWOOD AVENUE IMPROVEMENTS

- Atwood Ave from S. Fair Oaks to Cottage Grove Rd
- Possibly as early as 2023
- New street lighting
- New multi-use path/sidewalk
- Bicycle accommodations, except from Fair Oaks to Oakridge
  - Wider 7-foot sidewalk within this segment
  - Inbound cyclists - peak parking lane/nearby Capital City Trail
  - Outbound cyclists - on-street /Fair Oaks bike lanes to City Trail
- 7-ft wide path, north side of Atwood Ave between Walter Street and Sugar Avenue to provide access to Olbrich Gardens and Olbrich Park.
- 10-foot-wide path, north side of Atwood Avenue between Dennett Street and Walter Street provides connectivity to Capital City Trail.
- Pavement reconstruction, curb, gutter, ADA curb ramps



# PARCEL MAP

Approximation only • [www.cityofmadison.com/assessor/property](http://www.cityofmadison.com/assessor/property)

