

# Development Opportunity

5430 Commercial Ave  
Madison WI 53704



Presented By:

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## EXCLUSIVE AGENT

Madison Commercial Real Estate LLC (“Owner's Agent”) is the exclusive agent for the Owner of 5430 Commercial Ave, Madison, Wisconsin (“Property”). Please contact us if you have any questions.

## DESIGNATED AGENT

The designated agents for the Owner are:

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# Property Summary

5430 Commercial Ave, Madison WI 53704



## Property Summary

Sale Price	\$1,560,000
Lot Size	1.2 acres
No. of Buildings	3
Parcel #	0810-344-1807-1
Years Built	1931
2024 Assessment	\$323,000
2024 Taxes	\$5,365.59
Shape	Rectangle
Topography	Level
Zoning	SR-VI
Water & Sewer	Municipal
Gas & Electric	MG&E
Co-Broke Commission	2%



# Property Description

5430 Commercial Ave, Madison WI 53704



## Offering Information:

- Future land use under the Northeast Area Plan to be Neighborhood Mixed Use (NMX)
- NMX zoning allows for up to 70 units per acre
- Proposed design concept features a 3-story building, 78 residential units, 1 street-facing retail space and 86 on-site parking stalls
- Potential to construct a 4-story building with conditional use approval
- Existing paved access from Commercial Ave
- Level lot with excellent drainage
- Easy access to the Eastside of Madison, Sun Prairie, and the new Amazon Distribution Center (4.5 miles), Cottage Grove
- Seller reserves the right to relocate farmhouse prior to closings at seller's cost
- Seller reserves the right to remove all interior and exterior from the farmhouse and barn structure prior to closing
- Shared well agreement with The Eagle Crest Bar

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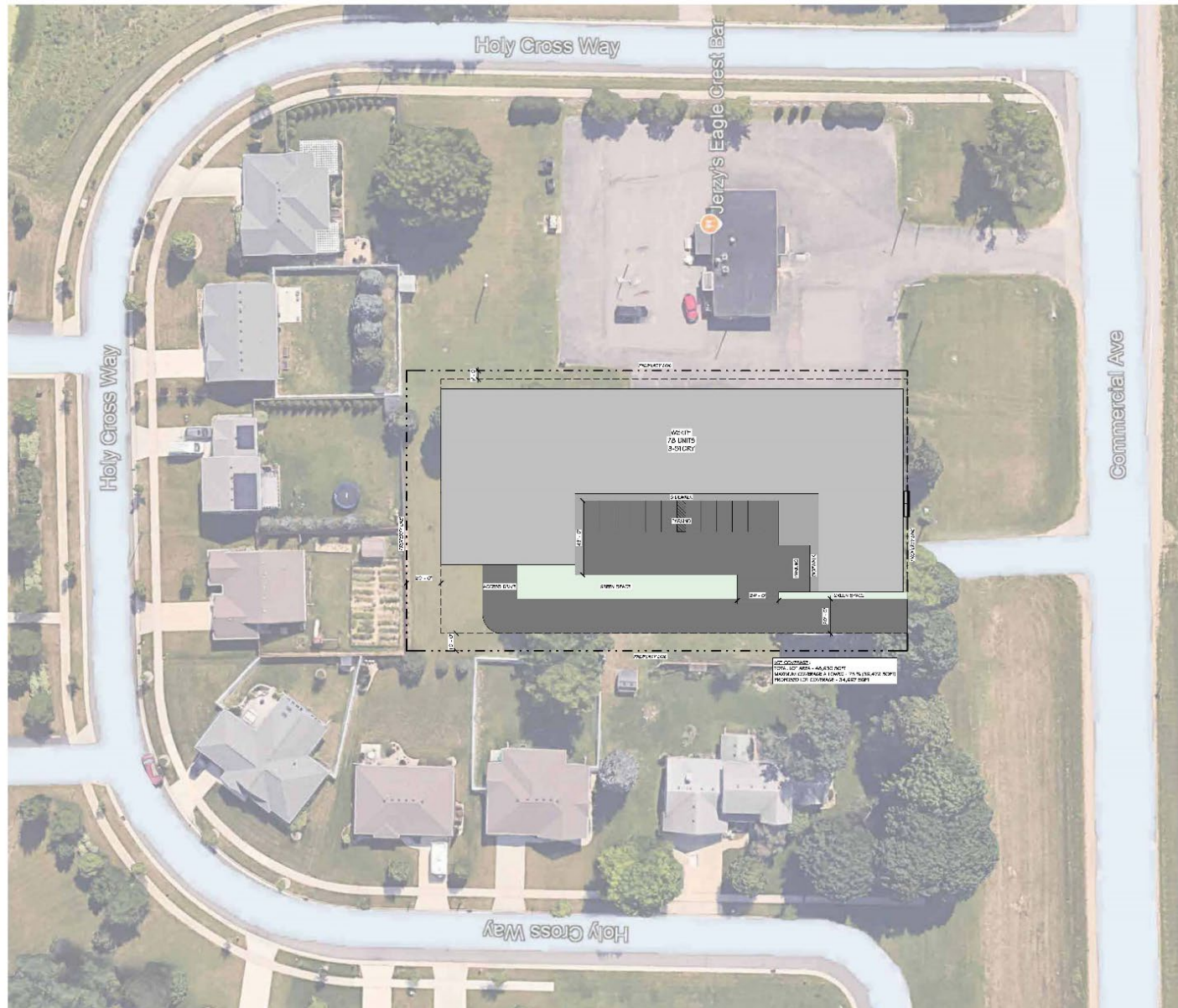
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# Concept Plan - Example

5430 Commercial Ave, Madison WI 53704



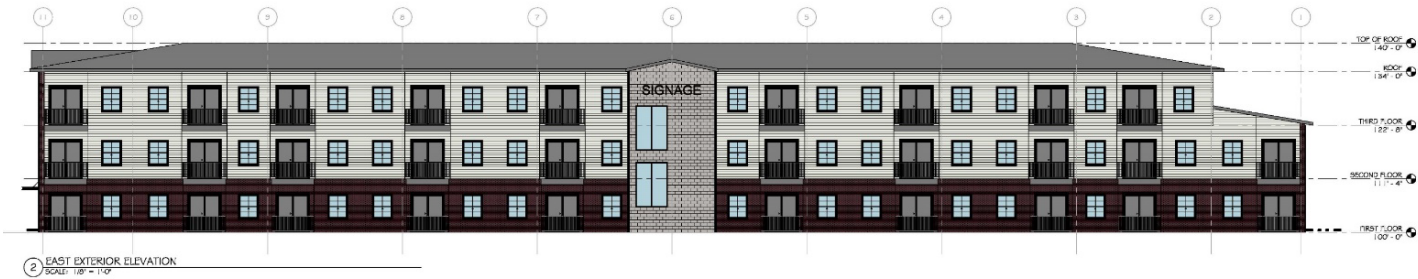
① LOOKING NE 3D VIEW  
SCALE



② LOOKING SW 3D VIEW  
SCALE

# Concept Plan - Example

5430 Commercial Ave, Madison WI 53704





# Drone Photos

5430 Commercial Ave, Madison WI 53704





# Aerial Map

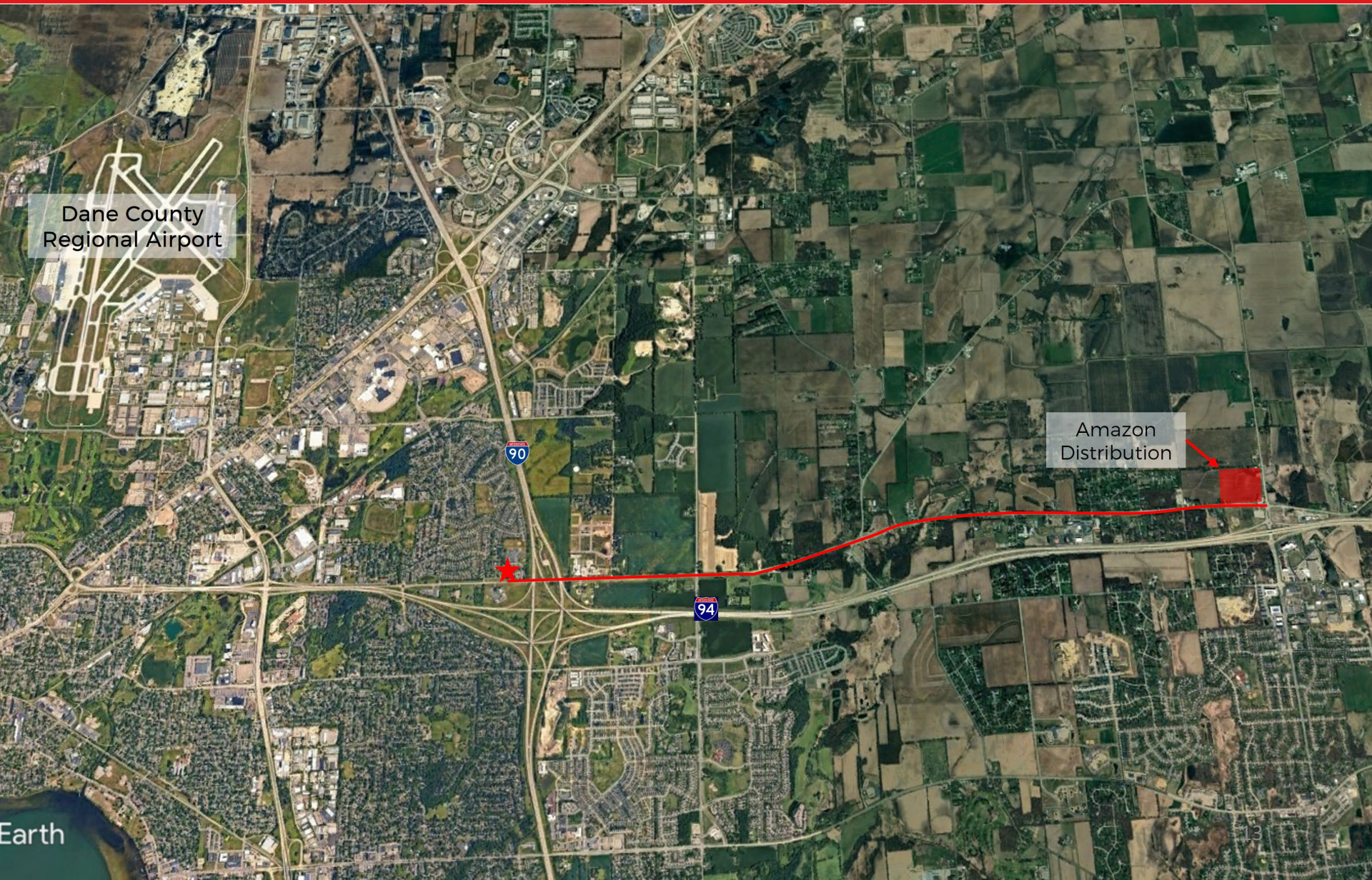
5430 Commercial Ave, Madison WI 53704





# Aerial Map – Panned Out

5430 Commercial Ave, Madison WI 53704



Dane County  
Regional Airport

Amazon  
Distribution