

\$1,500,000 - 806 S Division Street, Waunakee

MLS® #1991573

\$1,500,000

Bedroom, Bathroom, 20,900 sqft
Business/Comm on 1.86 Acres

N/A, Waunakee, WI

~7.60% CAP RATE. 20,900 sq. ft. warehouse investment opportunity in Waunakee, WI - one of the most desirable areas in Dane County, WI. Building is currently occupied by the Seller's business, Savannah Company, and will lease property back on a 5-year initial term NNN lease. Property at one point in its history was a multi-tenant property, with five or six different units - now of which are combined into one. Should Seller leave the property at the end of the lease, there is a great potential to convert the building back to a multi-tenant building, and attracting a much wider prospective tenant pool. Since owning the building, owner has also expanded the building with adding a larger warehouse area (southern end of the building).



Listing Courtesy of Plato Commercial Real Estate, LLC

Built in 1982

Essential Information

MLS® #	1991573
Price	\$1,500,000
Square Footage	20,900
Acres	1.86
Year Built	1982
Type	Business/Comm
Sub-Type	Office, Manufacturing, Warehouse, Industrial
Status	Sold

Closed Date 2025-03-28

Community Information

Address 806 S Division Street
Area WAUNAKEE - V
Subdivision N/A
City Waunakee
County Dane
State WI
Zip Code 53597

Amenities

Features Overhead doors
Parking 21-35 spaces

Exterior

Exterior Steel
Roof Metal

Additional Information

Zoning G3

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