

# 3401 VALLEY RIDGE

3401 VALLEY RIDGE, MIDDLETON, WI

// EXECUTIVE SUMMARY



Sale Price

**\$595,000**

## OFFERING SUMMARY

Building Size:	5,120 SF
Available SF:	5,120 SF
Price / SF:	\$116.21
Year Built:	1990
Zoning:	B-2
Market:	Middleton
Submarket:	Madison

## PROPERTY OVERVIEW

5,120 sf building on 2 levels located just off Century Ave (Hwy M) behind the Dollar General. Owner operated a daycare there for the past ~17 years, they have moved all their kids into their larger center. Lots of windows and light. Outdoor play area includes a flower & vegetable garden. Most recently licensed for 85 kids. Great facility, lots of recent improvements. Also for lease, \$12 NNN. Zoned B-2.





SPECIAL PURPOSE PROPERTY FOR SALE

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// ADDITIONAL PHOTOS





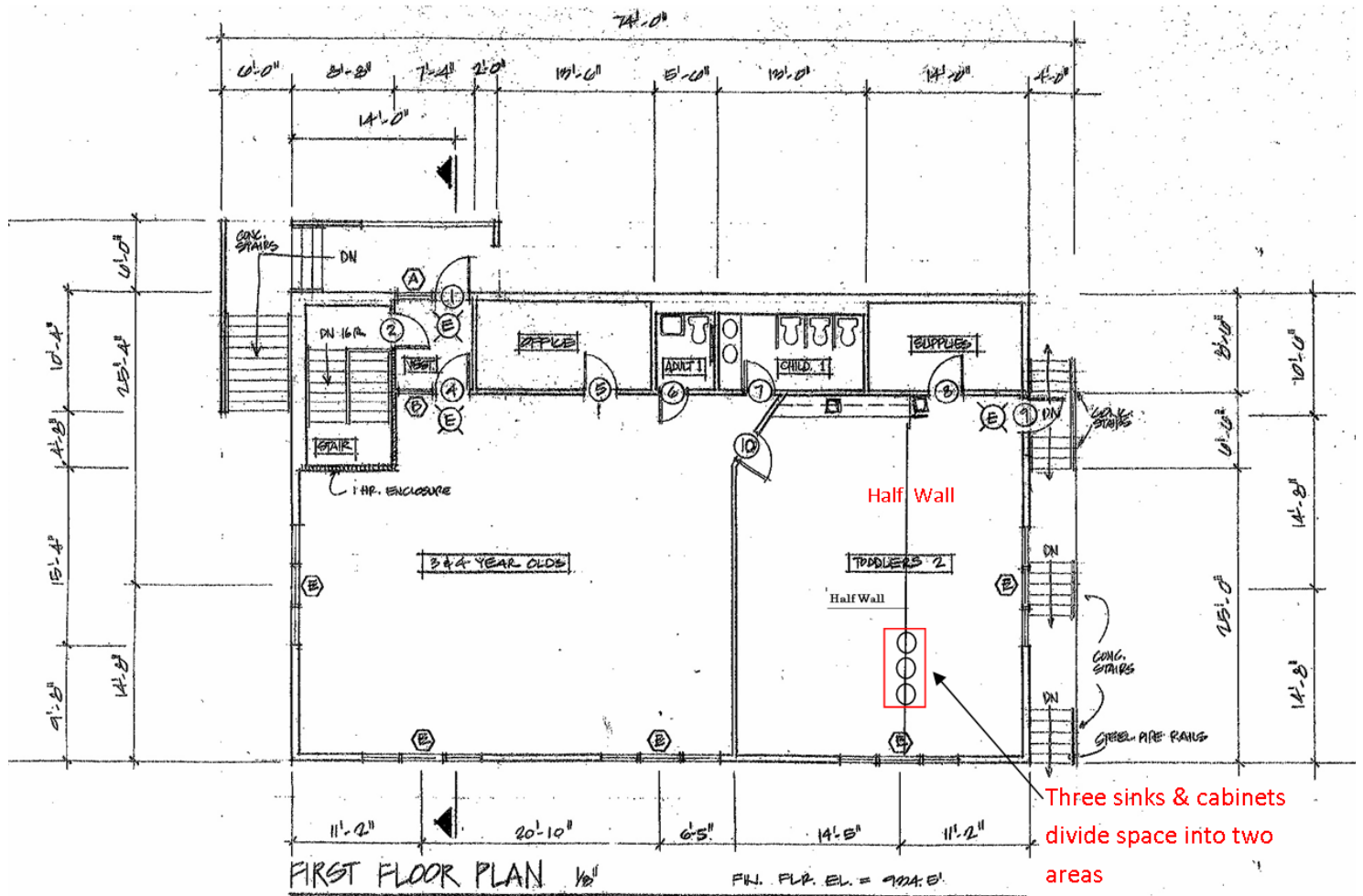
3401 Valley Ridge Road



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3401 VALLEY RIDGE, MIDDLETON, WI

//PLAN



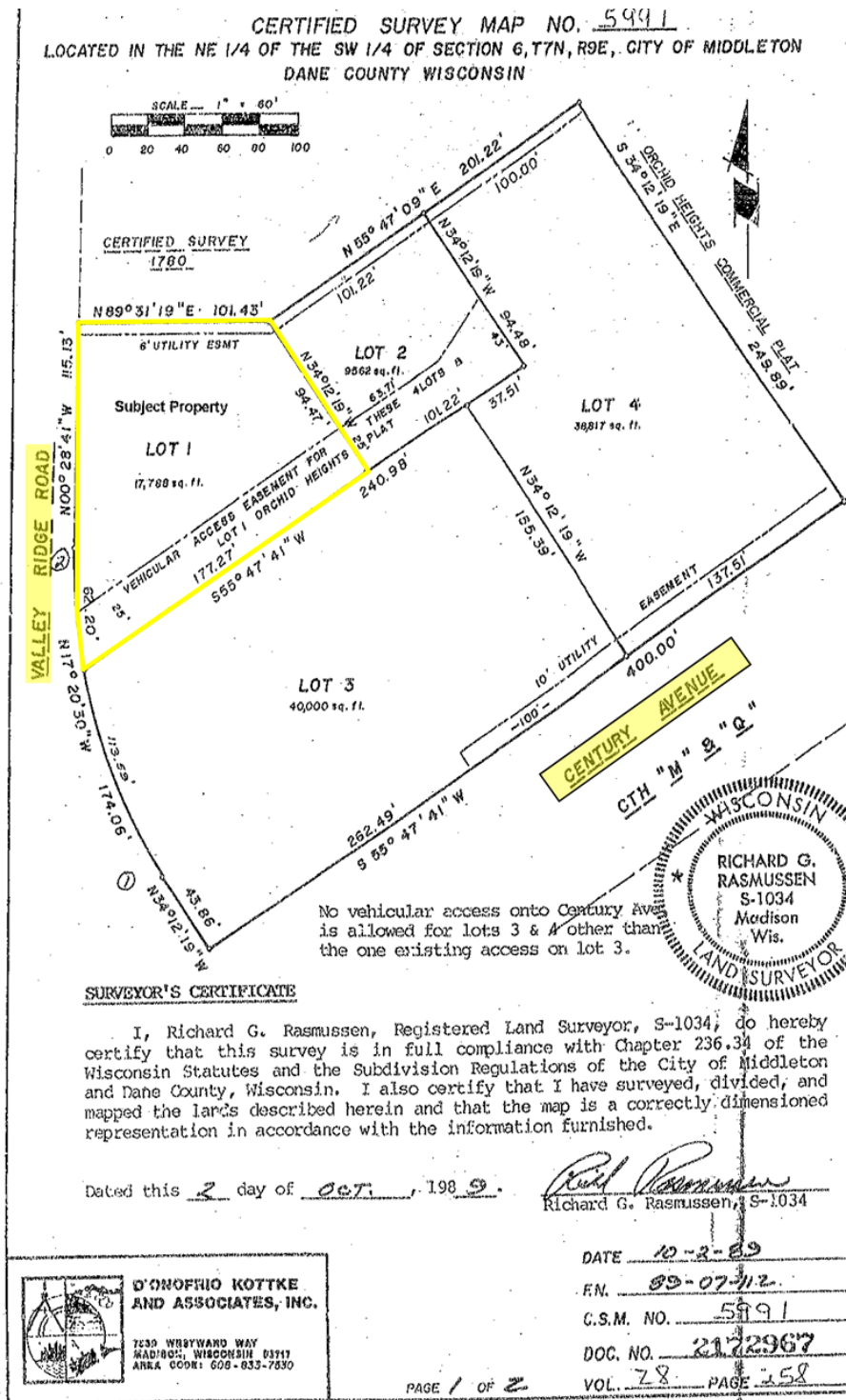
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//PLAN



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// EXPENSES

3401 Valley Ridge expenses June 01 2022 through May 31 2023

Insurance: not available, was combined with larger child care business and property.

Property taxes: 2022 \$9,147.58

Franz Landscaping (yard & snow): \$3,823.98 (average \$318.67 per month)

MGE Gas & Electric: \$4,428.84 (average \$369.07 per month)

Pellitteri trash removal: \$1,867.32 (average \$155.61 per month)

Per-Mar fire alarm system: \$897.72 (average \$74.81 per month)

Spectrum 2 phone lines + internet: \$2,015.52 (\$167.96 per month)



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// 3401 VALLEY RIDGE IMPROVEMENTS

## After 2010:

New Infants room wooden ramp, Spring 2023

New dishwasher, Spring 2023

New handrails, outside stairs, Fall 2022

New gutters and downspouts, Fall 2018

4 new doors, Fall 2018

New children's garden, fenced, Spring 2017

Remodeled kitchen, Summer 2016

Wood-look flooring, upstairs, Spring 2016

Wood-look flooring, downstairs, Summer 2016

New classroom sinks and shelves, Infants, Spring 2016

New classroom sinks and cupboards, downstairs Twos, Summer 2016

Additional insulation above upstairs ceiling, Fall 2013

New gutters and soffit replacement, Spring 2013

New tricycles path on downstairs playground, Fall 2012

## Between 2008 and 2012:

Dumpster shed

New roof

Two new furnaces

New water heater

New water softener

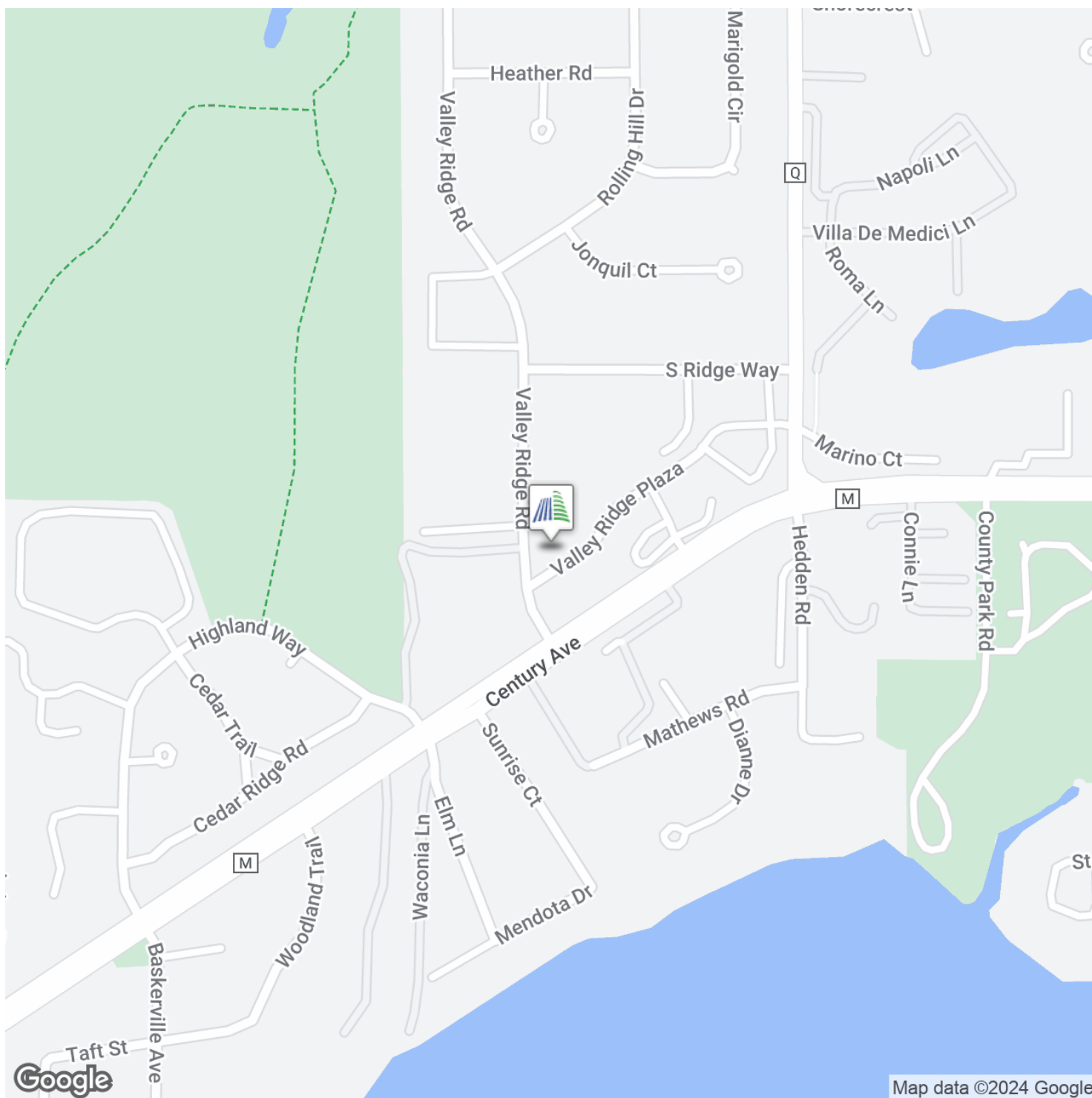
New brick walkway to upstairs entrance

New fenced infants playground

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// LOCATION MAP

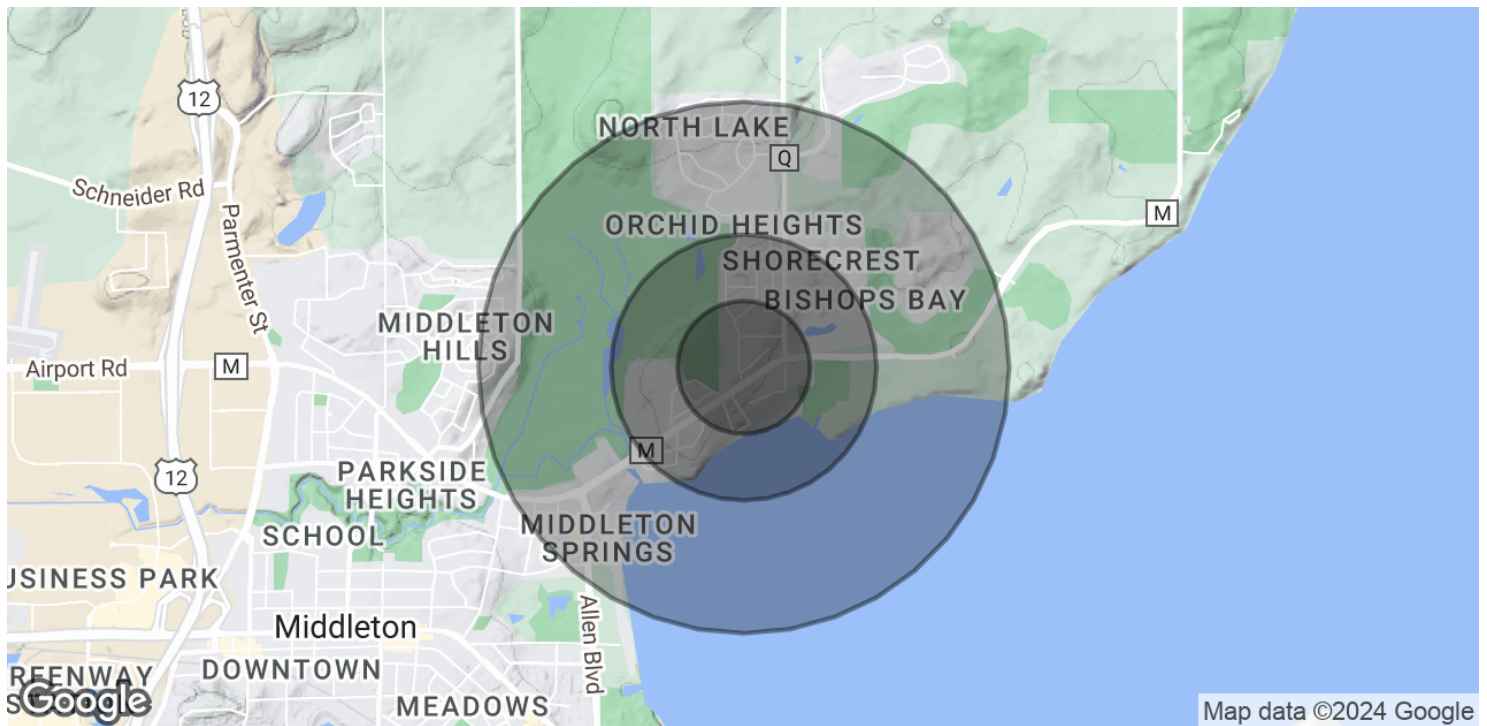




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// DEMOGRAPHICS MAP &amp; REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	783	2,434	5,122
Average Age	40.9	40.2	39.4
Average Age (Male)	42.8	42.9	42.0
Average Age (Female)	38.9	38.2	37.6

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	374	1,295	2,681
# of Persons per HH	2.1	1.9	1.9
Average HH Income	\$79,924	\$76,863	\$85,642
Average House Value	\$268,929	\$309,621	\$303,873

\* Demographic data derived from 2020 ACS - US Census

FOR MORE INFORMATION CONTACT:

**JEFF JANSEN, CCIM** Senior Advisor | Partner  
jeff.jansen@altuscre.com (P) 608.338.0055 (C) 608.444.4111

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the  
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent  
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A  
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is  
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the  
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request  
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the  
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your  
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the  
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,  
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home  
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a  
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the  
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person  
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to  
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the  
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection  
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may  
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a  
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** \_\_\_\_\_

36 \_\_\_\_\_

37 \_\_\_\_\_

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

39 \_\_\_\_\_

40 \_\_\_\_\_

41 \_\_\_\_\_ (Insert information you authorize to be disclosed, such as financial qualification information.)

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

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such  
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable  
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction  
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee  
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural  
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information  
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a  
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons  
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at  
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.  
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