Bank Building for Lease or Sale

203 S Main St, Westfield WI 53964

MADISON COMMERCIAL REAL ESTATE LLC



Property Highlights

- Former BMO Harris Bank
- Located on the corner of S Main St & E 2nd St in the heart of Westfield
- Extra land behind building along Westfield Pond, great opportunity for outdoor seating

Property Highlights

Sale Price	$410,000
Lease Rate	$5.00-$5.50/sf
Building Size	6,969 sf
Lot Size	.6 acres
Year Built	1965 / 2002
Zoning	General Commercial
Assessment (2025)	$411,400
2025 Taxes	$8,049.19
Parcel No	191-00182-0000

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Madison Commercial Real Estate LLC, 5609 Medical Cr, Suite 202, Madison WI 53719

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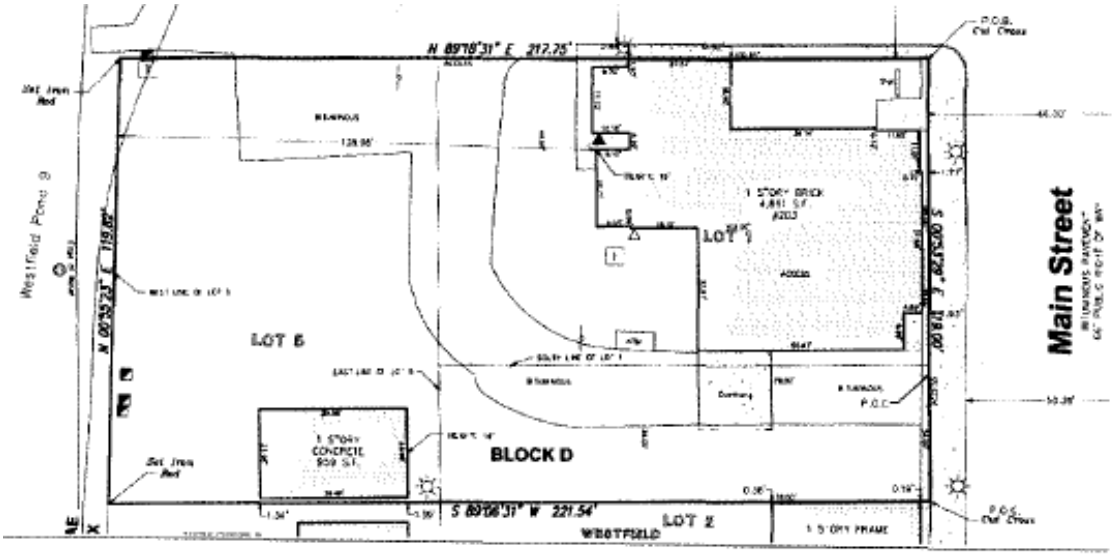

Recorded Legal Description:

Commencing 85 feet South of the Northeast corner of Lot One (1), Block “D” of the Village Plat of the Village of Westfield; thence running West 78 feet; thence South 34 feet; thence West to the West line of Lot Five (5) in Block D; thence Northerly along the West line of said Lot Five (5) to the North line of said Lot Five (5); thence East to within 103 feet of the Northeast corner of Lot One (1), Block “D”; thence South parallel with Main Street 44 feet; thence East 103 feet; thence South 41 feet to the place of beginning;

And

That park of Lot Two (2) in Block “D”, commencing on the East line of said Lot, 46 feet North from the Southeast corner of sad Lot, thence running North 34 feet; thence West 78 feet; thence South 34 feet; thence East 78 feet; to the place of beginning.

Said lands all being part of Lot 1, 2 and 5 of Block D of the Original Plat of the Village of Westfield, County of Marquette, State of Wisconsin.

Tax Key No: 191-00182-0000 Address: 203 S Main Street.

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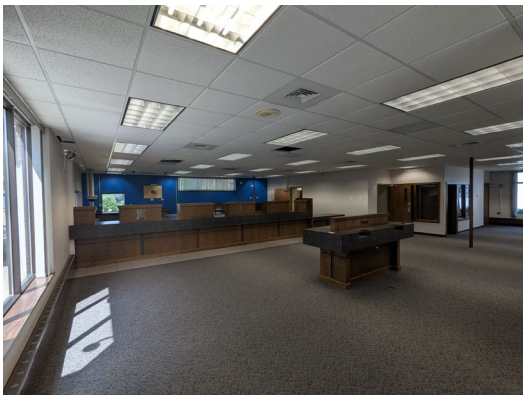










Additional pictures available

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Madison, WI 53704

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

BROKER DISCLOSURE TO CUSTOMERS

You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

- The duty to provide brokerage services to you fairly and honestly.
- The duty to exercise reasonable skill and care in providing brokerage services to you.
- The duty to provide you with accurate information about market conditions with a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is prohibited by law **(See Lines 47-55).**
- The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the confidential information of other parties **(See Lines 22-39).**
- The duty to safeguard trust funds and other property the broker holds.
- The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals.

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

CONFIDENTIALITY NOTICE TO CUSTOMERS

BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL, UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER PROVIDING BROKERAGE SERVICES TO YOU.

THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (**SEE LINES 47-55).**
2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST THAT INFORMATION BELOW **(SEE LINES 35-36)**. AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

CONFIDENTIAL INFORMATION: _____

_____

NON-CONFIDENTIAL INFORMATION (The following information may be disclosed by Broker): _____

_____

(INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

CONSENT TO TELEPHONE SOLICITATION

I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we withdraw this consent in writing. **List Home/Cell Numbers:** _____

SEX OFFENDER REGISTRY

Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at http://offender.doc.state.wi.us/public/ or by phone at 608-240-5830.

DEFINITION OF MATERIAL ADERSE FACTS

A "material adverse fact" is defined in Wis. Stat.§ 452.01 (5g) as an adverse fact that a party indicates is of such significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01 (1e) as a condition or occurrence that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or agreement made concerning the transaction.

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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Drafted by Attorney Debra Peterson Conrad