

Commercial Building for Sale

1009 Mills St
Black Earth WI 53515



Presented By:

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EXCLUSIVE AGENT

Madison Commercial Real Estate LLC ("Owner's Agent") is the exclusive agent for the Owner of 1009 Mills St ("Property"). Please contact us if you have any questions.

DESIGNATED AGENT

The designated agent for the Owner are:

Kurt Malueg
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Property Summary

1009 Mills St, Black Earth WI 53515



Property Summary

Sale Price	\$325,000
Total Building Size*	10,970 sf
Store Front	6,792 sf
Middle Warehouse	2,414 sf
Rear Warehouse	1,764 sf
Lot Size	.445 acres
Parcel Number	0806-264-8585-2
Zoning	Commercial General
Year built	1950
Water & Sewer	Municipal
School System	Wisconsin Heights
Total Assessment (2025)	\$294,300
Taxes (2025)	\$4,859.27
TIF/TID District	TID 05

*per appraisal completed Summer 2026

Property Description

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Redevelopment Advantages

- Located within TID 05
- Potential Historic Rehabilitation Tax Credits*
- Potential Brownfield assistance programs*
- Additional due diligence materials available upon request

*subject to buyer due diligence and applicable approvals

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Originally developed as a granary and commercial cooperative, the former Patrons' Mercantile Co-Op & Mill remains one of Black Earth's most recognizable commercial properties. Today, it offers exceptional flexibility for continued commercial use, adaptive reuse, or future redevelopment.

Property Information

- Prominent downtown Black Earth location
- Historic commercial complex with multiple interconnected buildings
- Flexible opportunity for owner-users, investors, or developers
- Existing retail, showroom, and former granary mill
- Potential for wide range of commercial or mixed-use concepts
- Multiple street frontage
- Adjacent to the Wisconsin & Southern Railroad
- Remediation of site cleared by WDC & WDNR on May 10, 2006 (documents available upon request)

Historic Legacy

- Former Patrons' Mercantile Co-Op & Mill
- Historic granary and grain elevator
- Wisconsin Historical Society inventory
- Historic imagery (1965, 2007, current)

Property Photos

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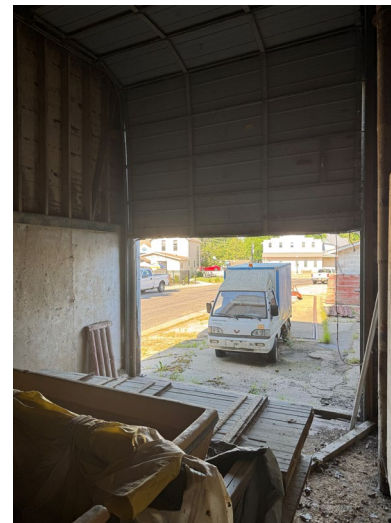
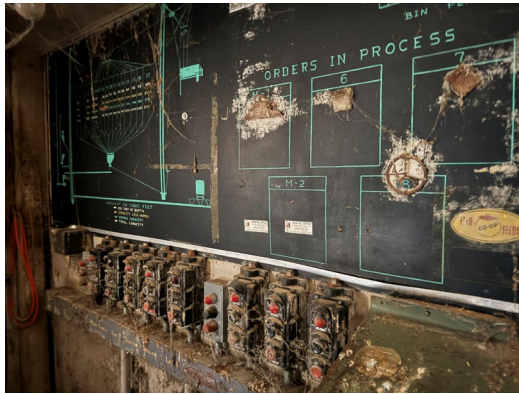
Property Photos

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Property Photos

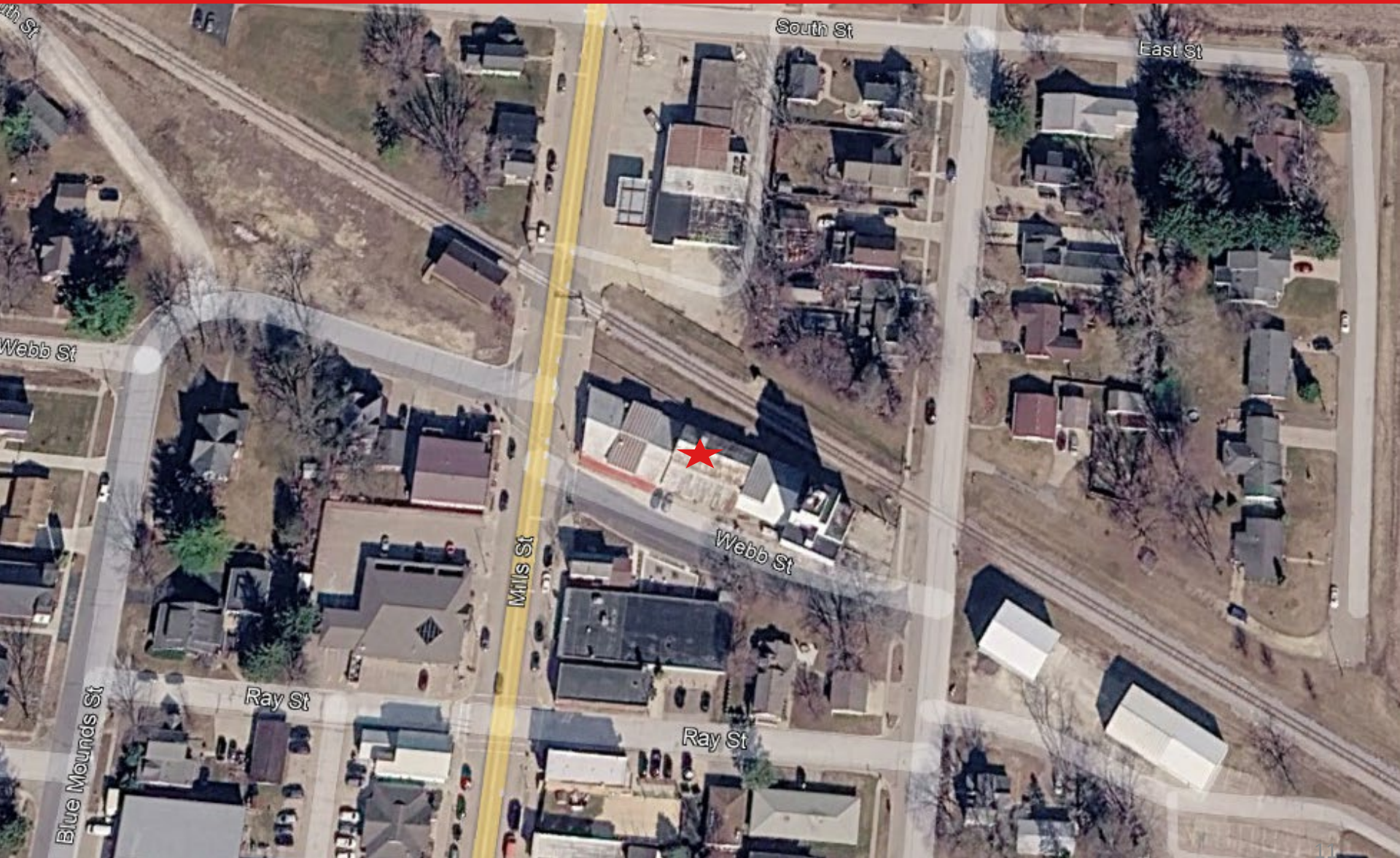
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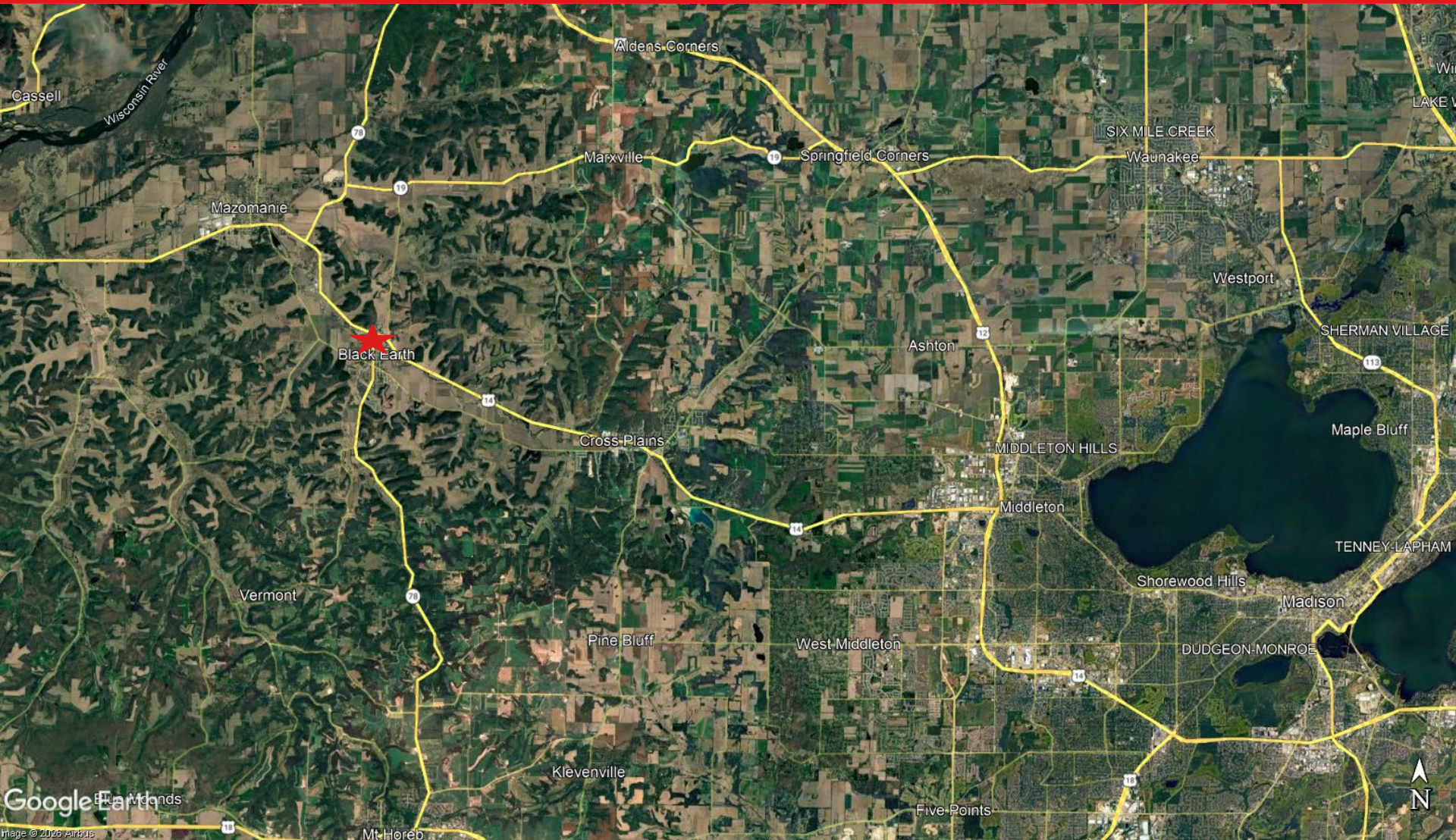
Aerial Map – Close Up

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Aerial Map – Panned Out

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