

FOR SALE



499 D'Onofrio Dr
Madison, WI 53719

World Buffet
Prepared by Christine Shan
OnePlus Realty Team

Building Details

Sale Price: **\$1,590,000**

- Total Size: 10,344 sqft
- Lot Size: 40,968 sqft
- Year Built: 1993
- Frontage: 366 feet D'Onofrio Dr

Price/sqft: \$153.71

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- Zoning: 163 feet West Town Way
C2 General Business District
 - Parking: 59 spots on site, additional easement parking at High Point Centre
 - Lease:
 - 12-year lease remaining (lease ends 1/31/2035).
 - Triple net lease
 - Net Income in 2022: \$132,000
 - CAP rate: 8.30%
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Property Overview:

Foundation: The foundation consists of a continuous monolithic slab poured on reinforced concrete footings.

Construction Components: Wood frame.

Floor Structure: Concrete slab on compacted fill, carpet, tile.

Exterior Walls: Stucco

Roof Cover: Tile

Basement: Office, storage area, concrete slab floor.

Fire Protection: The improvements are 100% fire sprinklered.