



2013630 **Active** **Business/Comm** **Price: \$9,540**
 (if lease only = annual lease)

431 Water Street **107** **Village** Prairie Du Sac Q24
Prairie Du Sac WI 53578 **County:** Sauk

Trade **Units in** 10

RE For Sale: No **Ann Rent/SqFt:** \$ 7.30
Bus for Sale: No **Bldg Gross SqFt:** 13,150 *Appraiser*
Lease Only: Yes **Net Leasable SF:** 1,300
of Stories: 3 **Onsite Parking:** yes
Bldg Dim: 0x0 **Parking Fee/Mo:** \$ 0
Year Built: 2002 *Appraiser*

[Schedule a Showing](#) [Show](#)

From Hwy 12, take Hwy 60 west to Prairie du Sac. Turn right on Water St, property on left.

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	ModGross	TBD	Yes	\$ 10740	\$ 11.31	\$	950
2				\$	\$	\$	
3				\$	\$	\$	

Gross Op Inc:	\$ 0	0	Est Acres:	1.4000	<i>Appraiser</i>	Land Assess:	\$ 149,500
Ann Op Exp:	\$ 0		Lot Dim:	irregular		Improvements	\$ 2,813,400
Net Op Inc:	\$ 0		Street Front:	709	# Loading	Total Assess:	\$ 2,962,900 / 2024
Zoning:	BC		Ceiling Hgt Min:	10	Max: 10	Net Taxes:	\$ 45,759 / 2024
Parcel #:	172-0002-00000		Industrial Park:			Owner:	121 E Main Street Llc

Included Fridge, vanity, everything pictured in bathroom

Excluded

Type	Retail, Office, Beauty/barber, Other	Building Parking	1-5 spaces, Onsite, Paved
Location	Business district	Sale Includes	N/A
Present Use	Office	Lease Type	Gross
Exterior	Brick, Vinyl, Concrete	Tenant Pays	Heat, Air Conditioning, Electric
Roofing	Composition		
Heating/Cooling	Forced air		
Fuel	Electric		
Water/Waste	Municipal water, Municipal sewer		

Downtown Prairie du Sac Office Space – Affordable, Accessible, and Inviting! Discover a comfortable and versatile office space located in the heart of downtown Prairie du Sac. This open and spacious layout features one private office, a dedicated breakroom area, convenient storage, and a private bath—ideal for small teams, solo professionals, or satellite operations. Situated in a mixed-use building with easy parking and walkable access to local shops, cafés, and services, this location offers both convenience and charm. Enjoy proximity to the river and scenic walking trails, perfect for midday breaks or client strolls. Whether you're launching a new venture or expanding your footprint, this space offers the right blend of affordability, functionality, and community connection. Lessor owns a construction company so buildout options are negotiable

Call, text, email David Baehr 608-213-6686, david@baehrinc.com

ListAgt David Baehr	52609-90	CoList:		Sold Price:		List Date:	12/11/2025
Pref: 608-213-6686				Concessions:		Expiration:	5/10/2026
David@baehrinc.com				DOM 68	CDOM: 68	Electronic	Yes
American, REALTORS				Accepted Offer:		Exclusive Agency:	No
Off: 608-834-2600	Fax #: 608-834-2620			Closing Date:		Licensee Interest:	Yes
202 W Main St				Financing:		Limited Service:	No
Sun Prairie WI 53590				Sale Factors:		Multiple Rep:	Yes
Sale Agent:				Competing Offers:		Named Exceptions:	No
				CashOffer@Acceptance			