

For Sale

31,811 SF Freestanding Building

cresa



Purchase Opportunity

Office | Medical | Retail | Redevelopment

7102 Mineral Point Road
Madison, WI 53717

For Sale

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Situated on 2 acres along one of Madison's busiest commercial corridors, 7102 Mineral Point Road offers strong traffic exposure, accessibility, and significant anchor presence. Currently configured as a medical clinic, the property is well positioned to be occupied by another healthcare provider; however, it also provides an excellent opportunity for a new retail, office, or mixed-use building. With multiple access points from a public street, supportive soils, and nearly 250' of high visibility street frontage, 7102 Mineral Point Road provides flexibility and ease for adaptive reuse or redevelopment.

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Property Overview

Building Size	31,811 SF <ul style="list-style-type: none">• Basement: 5,829 SF• First Floor: 14,272 SF• Second Floor: 11,710 SF
Description	Medical office and clinic
Stories	2. With finished basement and elevator
Year Built	Constructed in 1979; addition in 1992
Power	1,000 amps. with numerous 200-800 amp. distribution panels
Security	Locked entries w/ monitored security system and proximity card readers for employees
Parking	112 spaces; 3.50/1,000 SF
Parcel Size	2.0 acres
Zoning	SE, Suburban Employment
Sale Price	\$4,500,000

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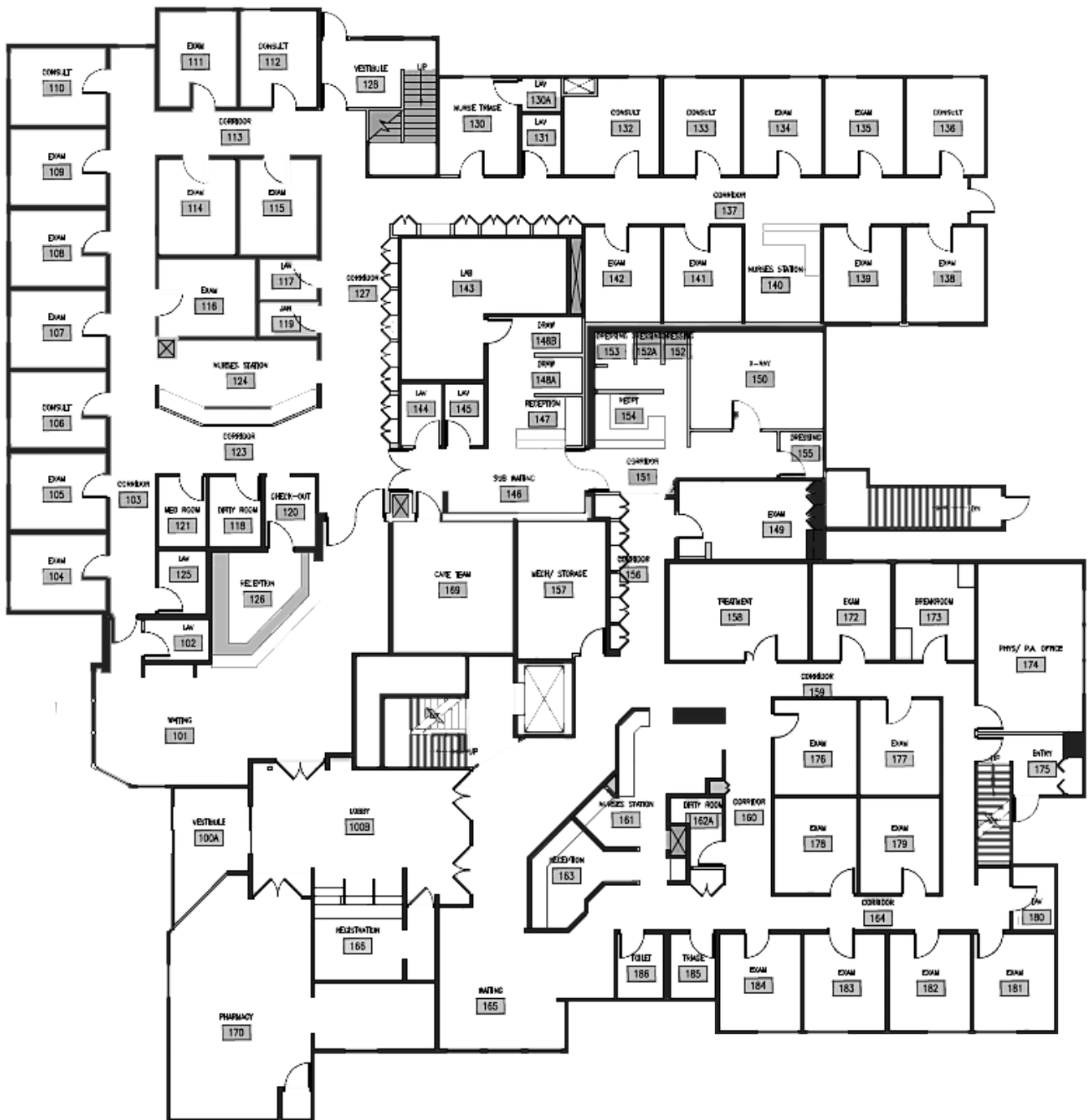


Interior Photos



Floor Plan

First Floor



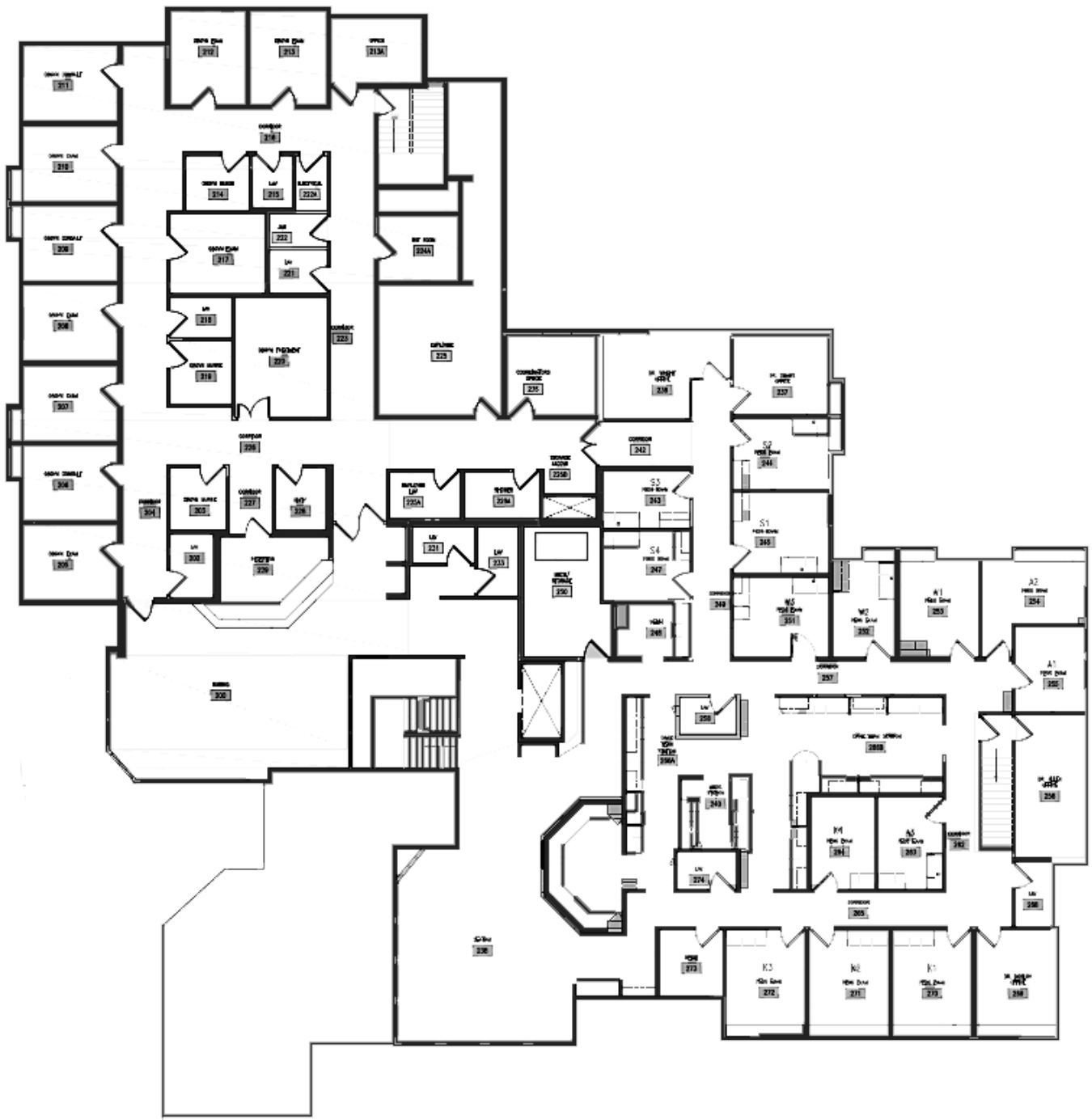
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Floor Plan

Second Floor

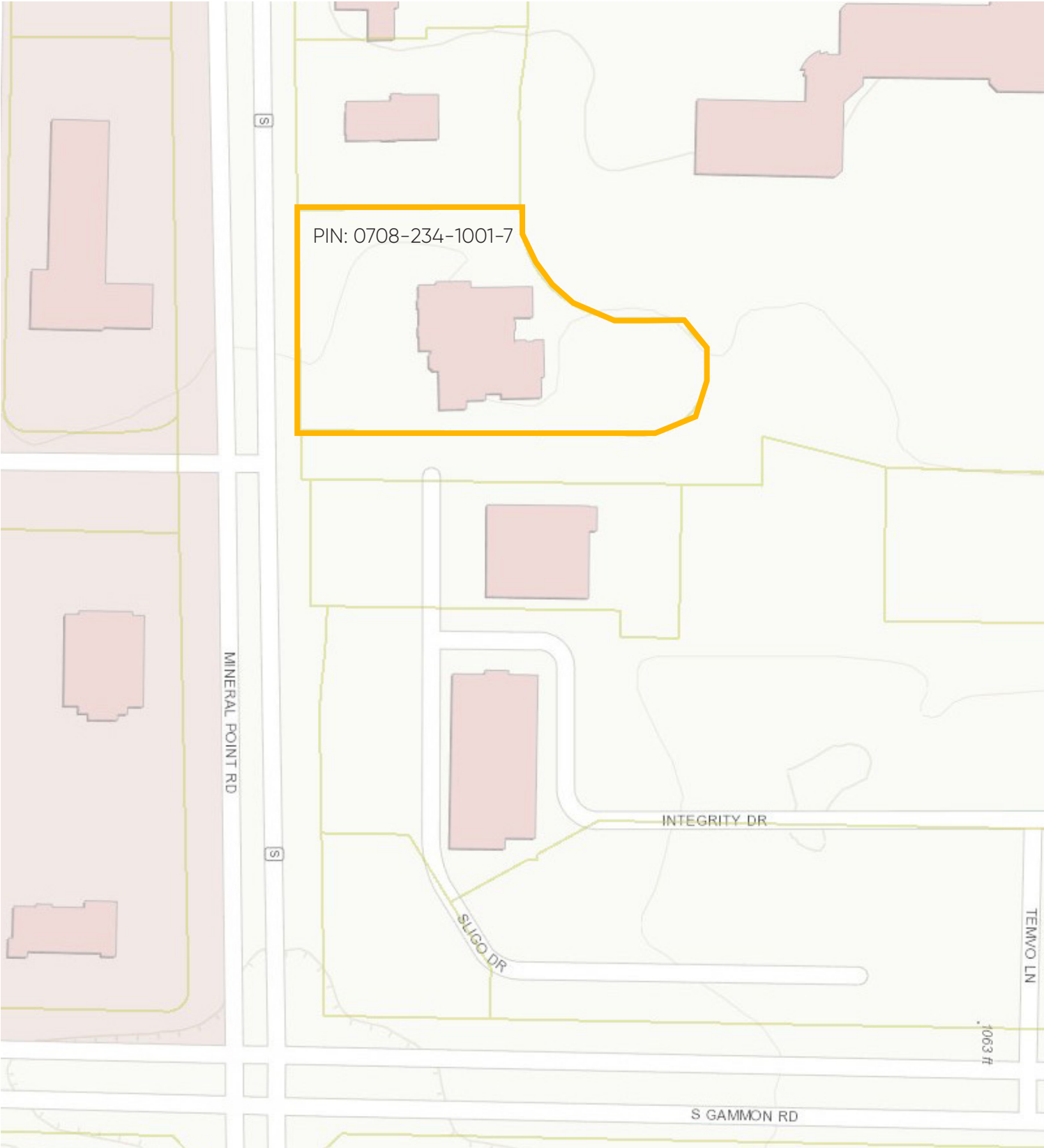


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Parcel Map



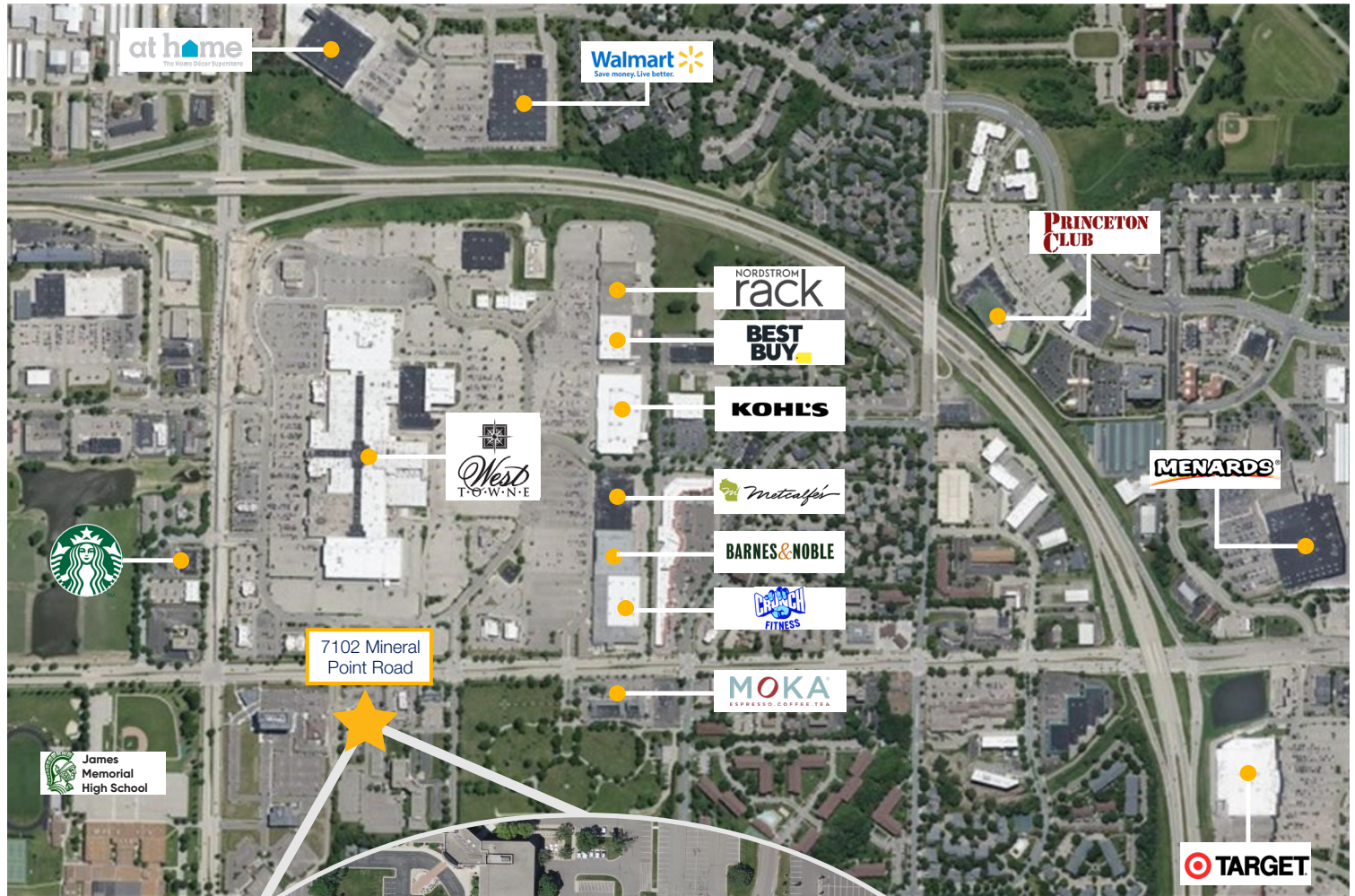
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Neighboring Tenants

Madison, WI

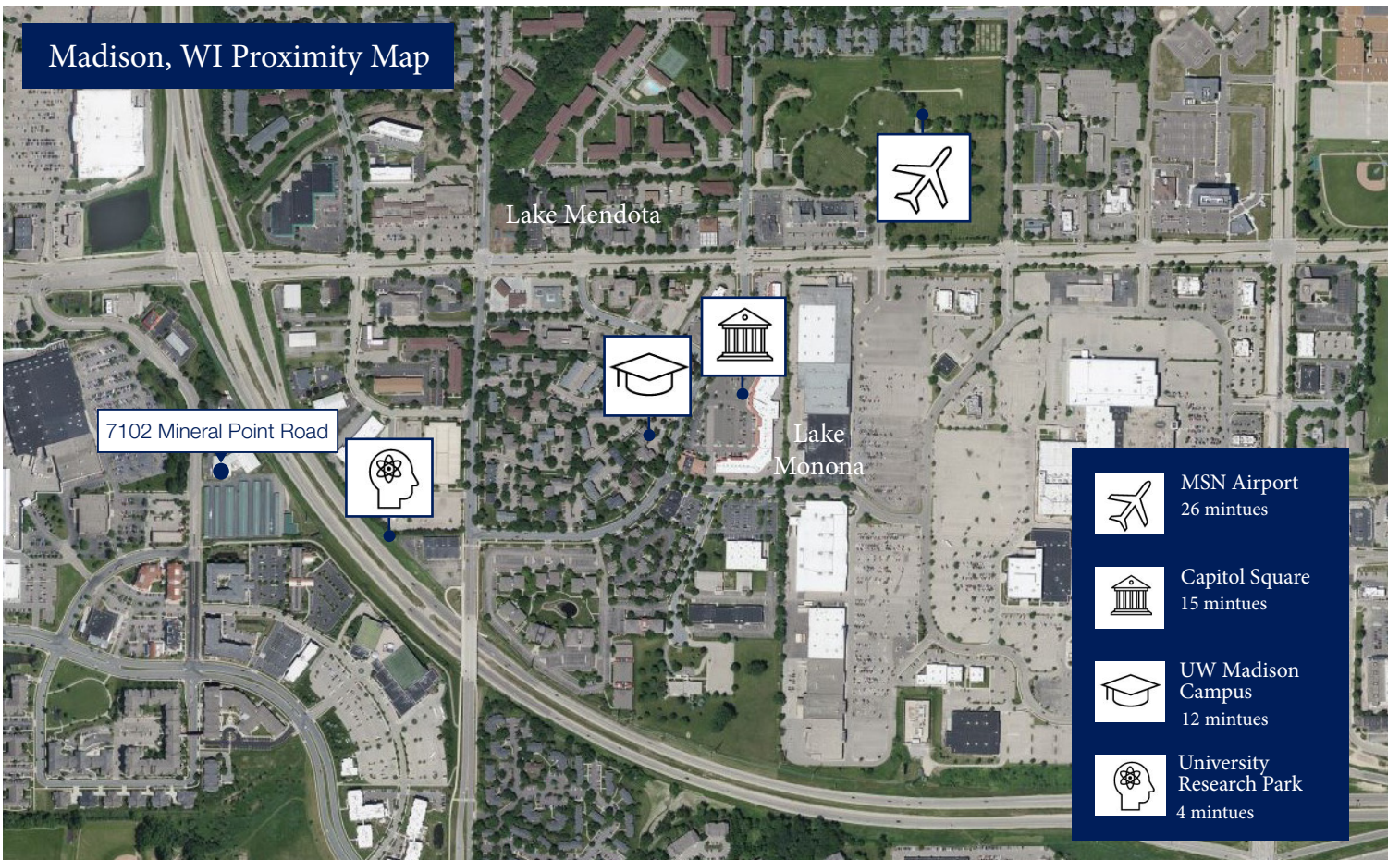


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Aerial View & Proximity Map



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Contact Us



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