



**Land for Sale**  
**\$200,000**

**6204 Nesbitt Rd**  
**Fitchburg, WI 53719**

6204 NESBITT ROAD

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**KATIE ARMSTRONG**  
Commercial Real Estate Broker  
(608) 443-1023  
karmstrong@oakbrookcorp.com  
52358-90, WI

# PROPERTY SUMMARY

6204 NESBITT ROAD | FITCHBURG, WI 53719



## Property Summary

Price: \$200,000  
Lot Size: .273 Acres (11,902 SF)  
Zoning: B-G General Business  
Access: Hwy 18/151 + McKee Rd

## Property Overview

This property is ideal for a small mixed-use development, with commercial space on the first floor and apartments above, or may be developed as a small retail/office building (approx. 4-5,000 SF or less). It is conveniently located near major retailers such as Super Target, Hy-Vee, The Princeton Club, Aldi, US Cellular, and Kwik Trip in Fitchburg. The site offers easy access with newly improved highways at Verona Road and Hwy PD/McKee Road.

Potential development plans, which are included in sale, allow for approximately 1,500–2,500 square feet of first-floor commercial space, two two-bedroom apartment units on the second floor, and two single-car garages. Other development options are possible based on Buyer's needs. The lot is mostly cleared and suitable for various commercial uses, including service retail, office space, live/work units, and medical offices. Additionally, the surrounding area is rapidly growing, with new luxury apartments, senior housing, hotels, and other developments, enhancing the neighborhood and customer traffic.

# PROPERTY PHOTOS

6204 NESBITT ROAD | FITCHBURG, WI 53719



**OAKBROOK CORPORATION**  
2 Science Court, Suite 200  
Madison, WI 53711

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# 6204 NESBITT RD SURVEY

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## PLAT OF SURVEY

That part of the Northeast and Southeast 1/4s of the Northwest 1/4 and the Northwest 1/4 of the Northeast 1/4 of Section 7, Town 6 North, Range 9 East, City of Fitchburg, Dane County, Wisconsin, bounded and described as follows:

Commencing at the North 1/4 corner of said Section 7; thence S01°55'03"W along the North-South 1/4 line of Section 7, 1151.48' to the point of beginning; thence S62°25'38"E (recorded as S62°51'47"E and S63°41'E), 19.71' to the Northwesterly right of way line of Nesbitt Road; thence Southwesterly, 39.91' along said right of way line and the arc of a curve to the right whose radius is 752.00' and whose chord bears S28°17'27"W, 39.91'; thence Southwesterly, 145.70' along said right of way line and the arc of a curve to the right whose radius is 921.93' and whose chord bears S36°53'18"W, 145.55'; thence N00°28'34"W (recorded as N00°54'43"W and N01°51'W), 207.96'; thence S62°25'38"E (recorded as S62°51'47"E and S63°41'E), 102.14' to the point of beginning.

I hereby certify that this survey complies with Chapter A-E 7 of the Wisconsin Administrative Code, that I have surveyed, monumented and mapped the lands described hereon, and that this map is a correct representation thereof in accordance with the information provided.

September 4, 2020

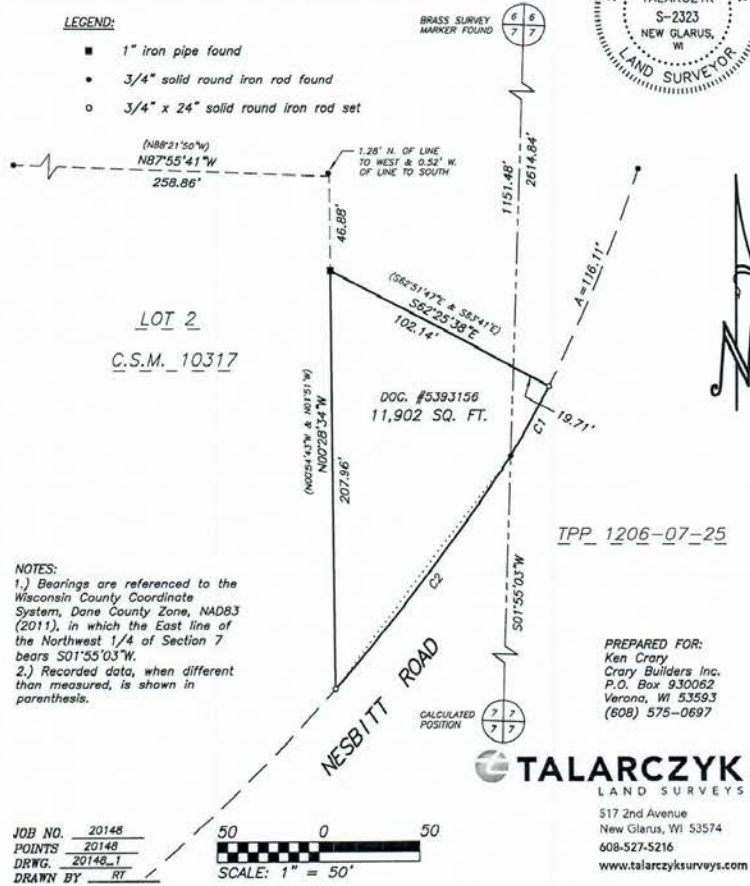
*Robert A. Talarczyk*  
Robert A. Talarczyk, P.L.S.

CURVE	RADIUS	ARC	DELTA	CHORD	CHORD BEARING
C1	752.00'	39.91'	3°02'28"	39.91'	S28°17'27"W
C2	921.93'	145.70'	9°03'18"	145.55'	S36°53'18"W



**LEGEND:**

- 1" iron pipe found
- 3/4" solid round iron rod found
- 3/4" x 24" solid round iron rod set







# SITE PLAN B

6204 NESBITT ROAD | FITCHBURG, WI 53719

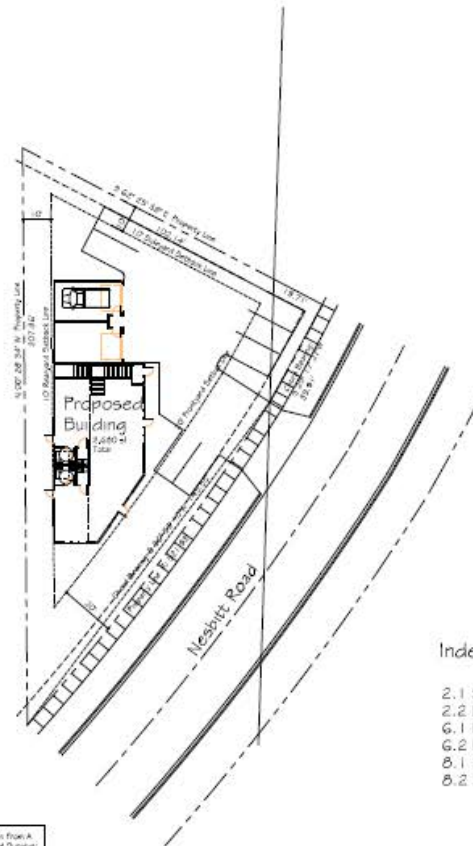


Subject Property  
Vicinity Map



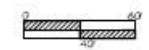
Subject Property  
Site Map

**Building Development Data:**  
 Site Address: 6204 Nesbitt Road, Fitchburg, WI.  
 Zoning: GB, General Business  
 Lot Area: 11,902 sf (1.27 Acres)  
 Building Occupancy: B, Business, M, Merchantile On The Main Level; R, 2 Apartments On The Second Level  
 Parking: xxxxx  
 Parking Provided: xxxxxx  
 Building Construction Classification: Type 5B Wood Frame  
 Floor Area: xxxxx sf  
 Building Height: Approx. xxx' To Ridge



Survey Information Taken From A  
 Survey By Talonix Land Survey, Inc.  
 Job #2014-08 Survey Date 04-20-2015

- Index To Drawings:
- 2.1 Site Plan
  - 2.2 Landscape Plan
  - G.1 Main Level Floor Plan
  - G.2 Upper Level Floor Plan
  - E.1 Exterior Elevations
  - E.2 Exterior Elevations



Site Plan B  
1" = 40'

Preliminary Only - Not For Construction

# SITE PLAN C

6204 NESBITT ROAD | FITCHBURG, WI 53719



Subject Property  
Vicinity Map



Subject Property  
Site Map

**Building Development Data:**  
Site Address: 6204 Nesbitt Road, Fitchburg, WI.

Zoning: GB - General Business  
Lot Area: 11,902 sf (0.27 Acres)

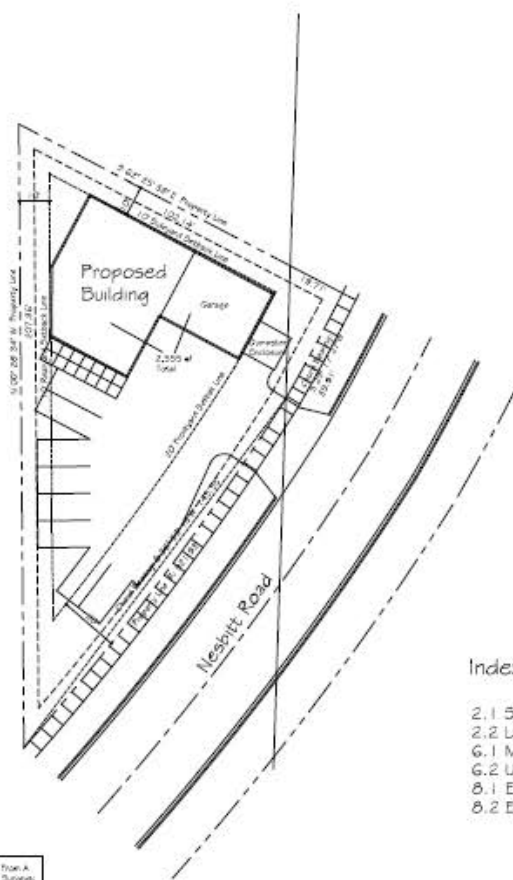
Building Occupancy: B, Business, M, Merchandise On The Main Level; R-2 Apartments On The Second Level

Parking: xxxxxx  
Parking Provided: xxxxxx

Building Construction Classification: Type 5B Wood Frame

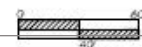
Plot Area: xxxxx sf  
Site Area: xxxxx sf  
Approx. xxx' To Ridge

Survey Information Taken From A  
Survey By Talanovich Land Surveys  
JOB #201446 Dated 08-04-2020



**Index To Drawings:**

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- 2.2 Landscape Plan
- 6.1 Main Level Floor Plan
- 6.2 Upper Level Floor Plan
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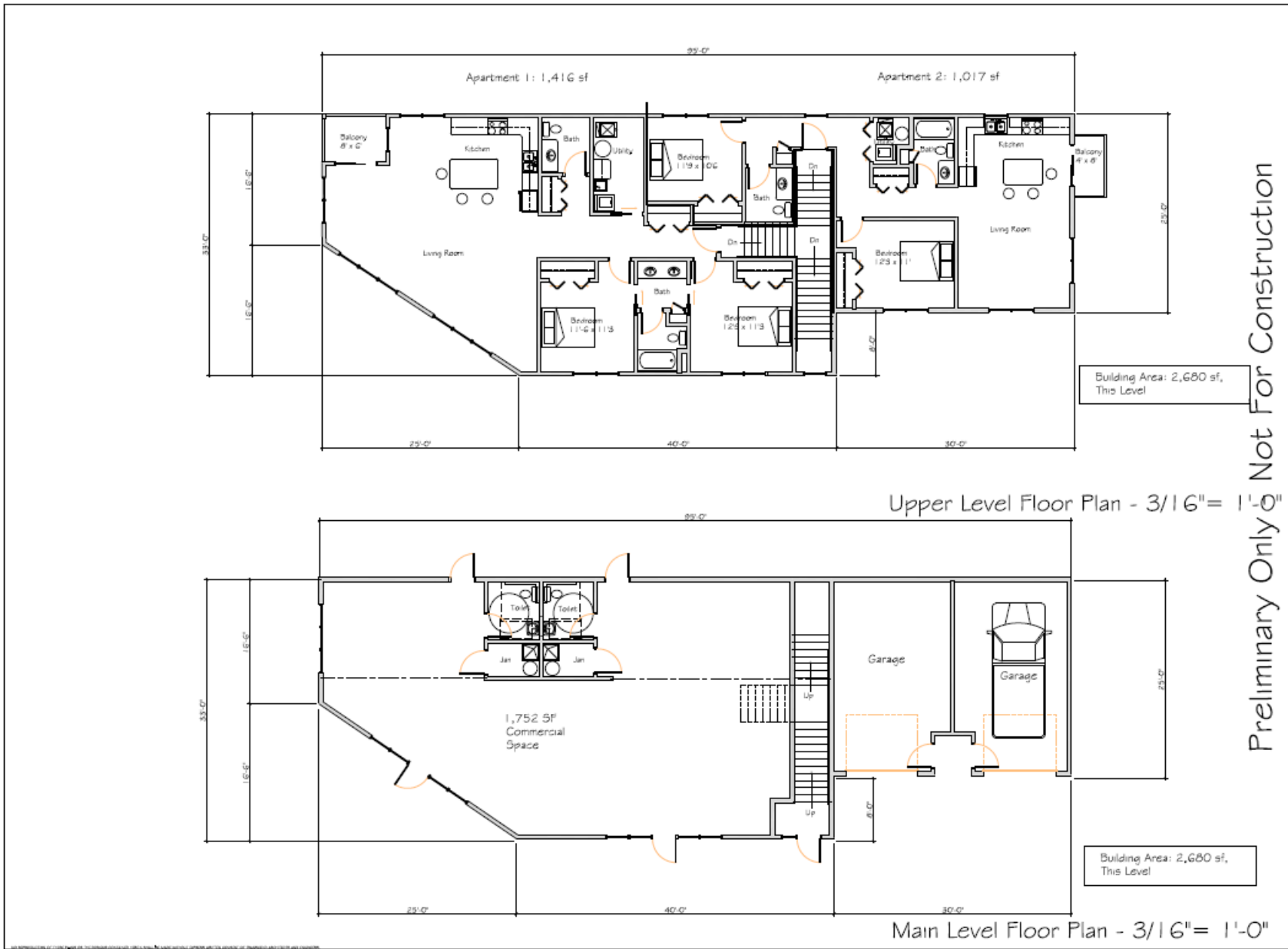


Site Plan C  
1" = 40'

Preliminary Only - Not For Construction

# SAMPLE LAYOUT

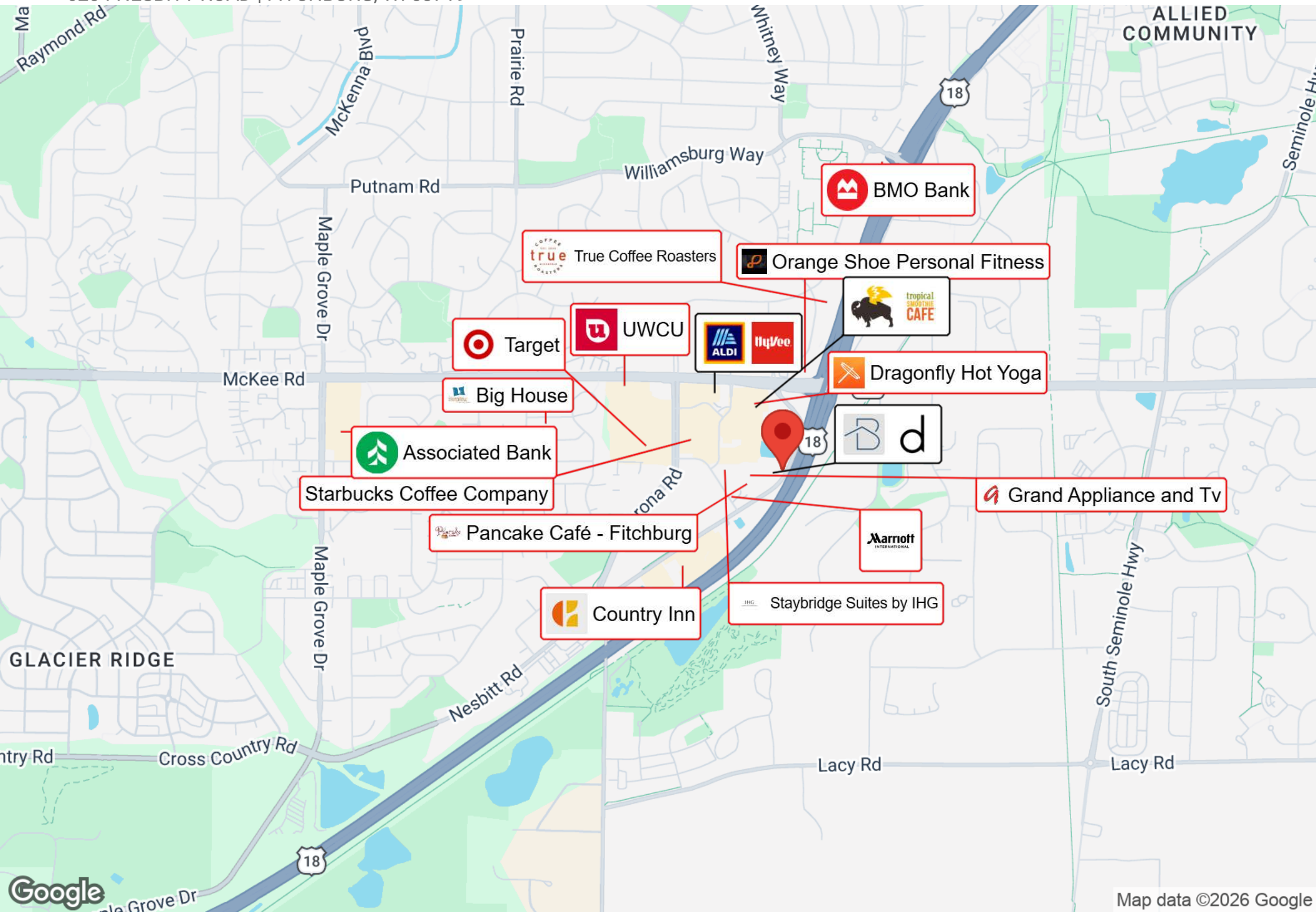
6204 NESBITT ROAD | FITCHBURG, WI 53719



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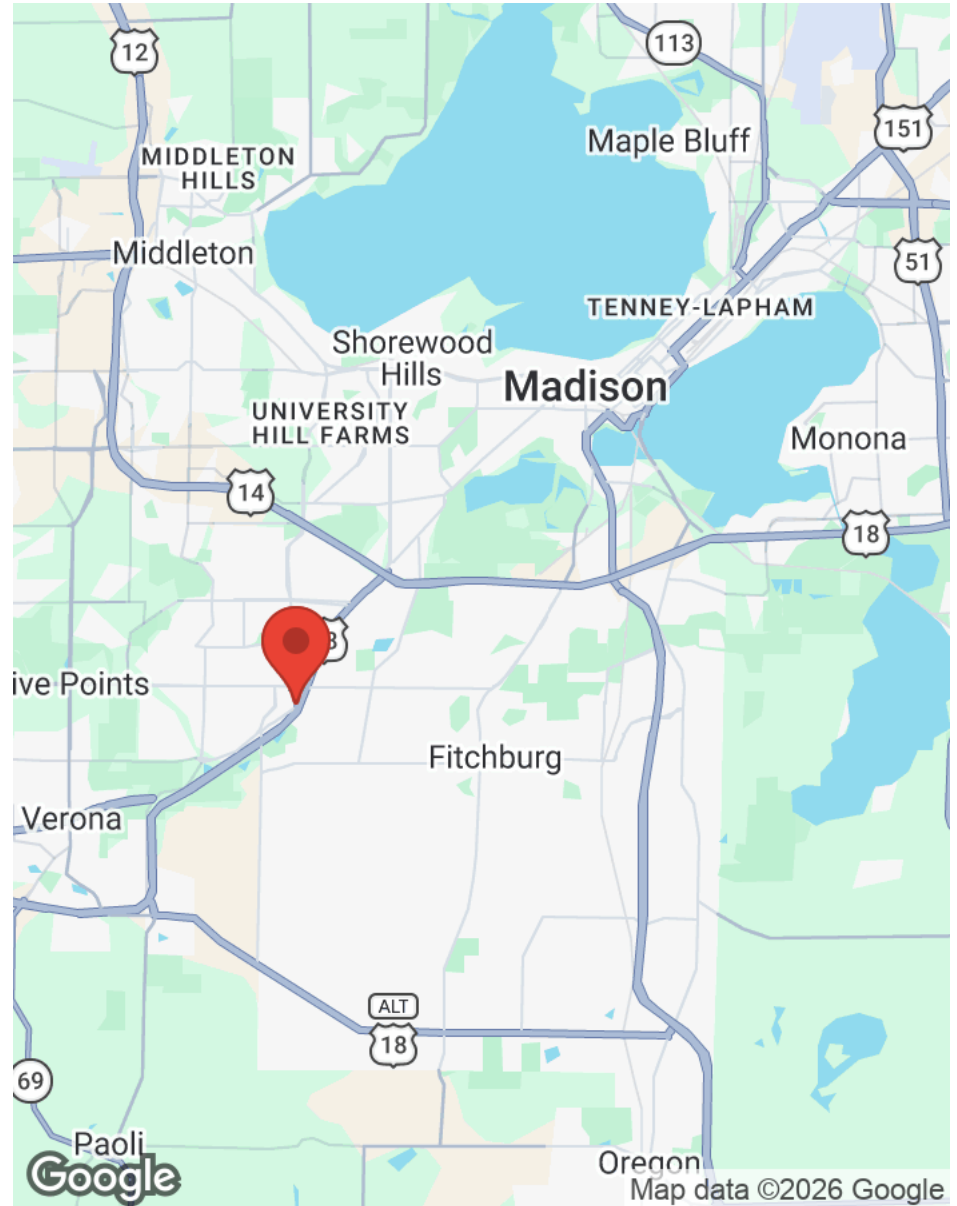
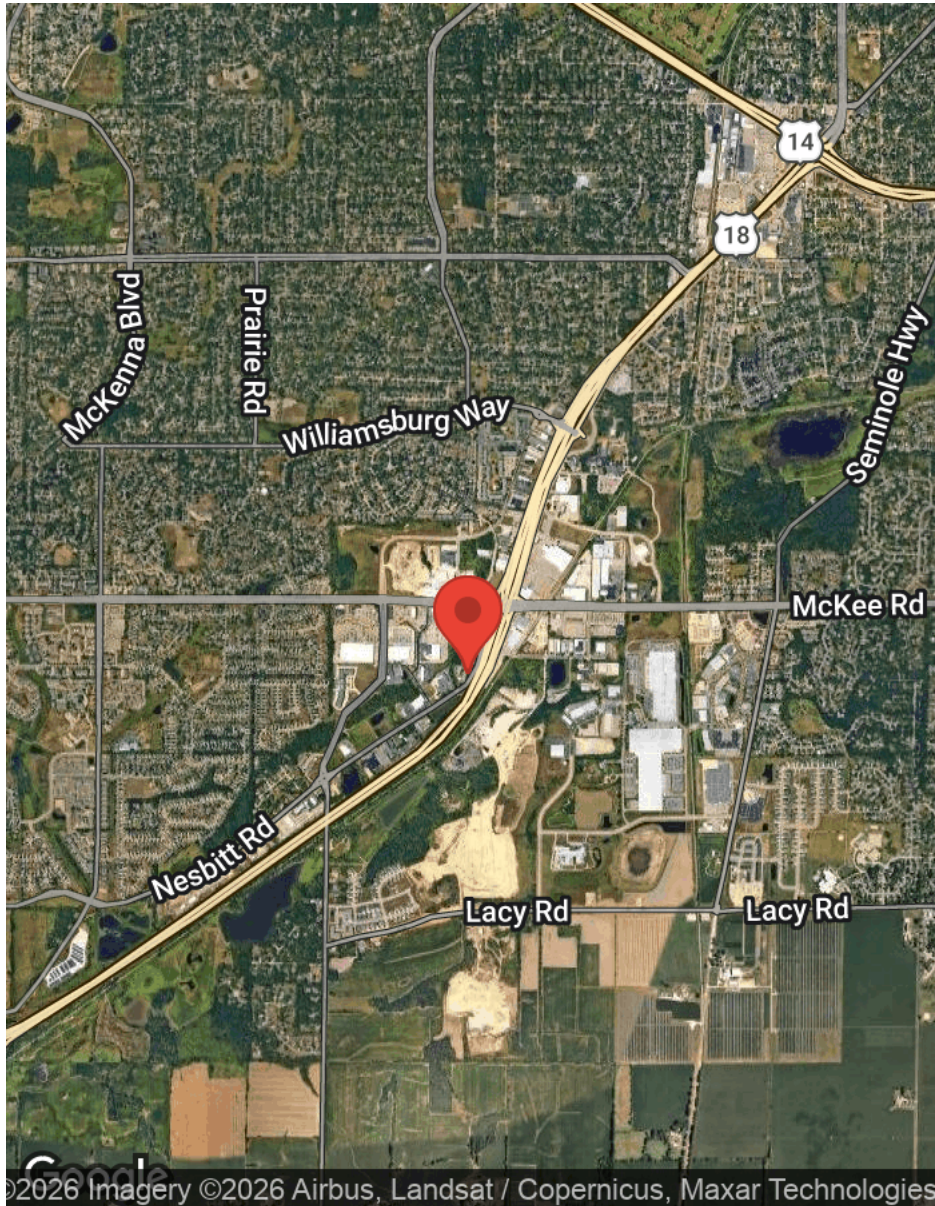
# BUSINESS MAP

6204 NESBITT ROAD | FITCHBURG, WI 53719



# LOCATION MAPS

6204 NESBITT ROAD | FITCHBURG, WI 53719



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# DISCLOSURE TO CUSTOMERS

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## State of Wisconsin - Disclose to Non-Residential Customers

Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the following disclosure statement:

### DISCLOSURE TO CUSTOMERS

You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the customer, the following duties:

- (a) The duty to provide brokerage services to you fairly and honestly.
- (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
- (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless disclosure of the information is prohibited by law.
- (d) 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 Definition of Material Adverse Facts below).
- (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your confidential information or the confidential information of other parties.
- (f) The duty to safeguard trust funds and proposals in an objective and unbiased manner and disclose the advantages and disadvantages of the proposals. other property held by the Firm or its Agents.
- (g) 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. An Agent of the Firm 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 statutes and is for information only. It is a plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

### CONFIDENTIALITY NOTICE TO CUSTOMERS

The Firm and its Agents will keep confidential any information given to the Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the Firm 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 Wis. Stat. § 452.01(5g) (see "Definition of Material Adverse Facts" below). 2. Any facts known by the Firm or its Agents 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 Firm and its Agents are aware of what specific information you consider confidential, you may list that information below. At a later time, you may also provide the Firm or its Agents with other information you consider to be confidential.

**CONFIDENTIAL INFORMATION:** \_\_\_\_\_

**NON- CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): \_\_\_\_\_

(Insert information you authorize to be disclosed, such as financial qualification information.)

### DEFINITION OF MATERIAL ADVERSE 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.

**NOTICE ABOUT SEX OFFENDER REGISTRY** 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://www.doc.wi.gov> or by telephone at 608-240-5830.