

106 E Murphy Street Madison, NC 27025

MLS#: **1212245** Tax Map:
Property Type: **C and I Improved** Tax Block:
Sub Type: **Remarks** Tax Lot:
Tax Parcel: **119077**

Tax Year:
Tax Value: **\$168,086**
Tax Amount:
Tax Rate:
Deed Restr:
Zoning: **TCDMD**
Plat Bk/Pg:
Deed Bk/Pg: **1574/804**

Status: **Active**
List Price: **\$599,900**
DOM: **3**
CDOM: **3**



Building Information

Year Built: **1935**
Stories: **3**

Location Information

County: **Rockingham** Project SF: **5,100**

SqFt Information

Total SF Information
Total SF Avail: **5,100**

Recent Change: **03/13/2026 : NEW : ->A**

Building Type: **Remarks**

Features

Utilities

Electric Meter: **Owner**
Water Available: **Municipal On Site**
Insurance Paid By: **Owner**
RE Taxes Paid By: **Owner**
Sewer: **Public**

Directions

Directions: **From Hwy 220, Take ramp onto Wesley D Webster Hwy (US-311) toward NC-704 W, Turn right onto S Market St (US-220-BR). Turn right onto E Murphy St**

Remarks

Public Remarks: **Updated multi-use investment property offering a reliable income stream and a strong rental history. This is a rare opportunity to own and shape the future of a historic property in the heart of Madison's growing downtown area. Located within Madison's Social/Entertainment District, local ordinances permit outdoor dining and drinking, creating excellent potential for a vibrant and inviting atmosphere. Zoned Madison Town Center, the property allows for a wide range of permitted uses. The building currently features an occupied commercial space on the main level along with three additional occupied residential apartments, providing immediate rental income.**

Agent Only Remarks: **Prequalified buyer only please. Listing agent must accompany during showings. Current tenants have a month to month lease in place. Rent is all inclusive including Water, Sewer, Trash, Electricity, Gas, Cable, and Wifi.**

Date Information

List/Marketing Date: **03/13/2026** DDP End Date:
Contract Date: Withdrawn Dt: Modification Dt: **03/16/2026** Show Instruct: **Appointment Required**
Closed Date: Expire Date: **09/30/2026** Photo Modification: **03/13/2026** Appt Phone: **855-920-8200**
Status Chg Date: **03/13/2026**

Owner/Listing/Agent/Office Information

Owner Name: **East Murphy LLC** Type of Sale: **Owner Sale** LF Holds Earnest \$:
Listing Agreement Type: **Exclusive Right To Sell** Listing Service Type: **Full Service**
Listing Office: **A New Dawn Realty, Inc (GDWN02) Lic#C13012** List Office Phone: **336-643-4248**
Listing Agent: **Kris Cayton (GCAYTONK) Lic#228902 kcaytonrealtor@msn.com** Preferred Phone: **336-613-2235**
Auction Price Type: Broker Package:
Financing Opt: **Cash, Conventional** Address on Inet: **Yes**
Allow AVM: **Yes** Allow Blog: **No** Advertise on Inet: **Yes**



DATE 9/02/25
 TIME 17:24:49
 USER RKBMEEEKS
 EAST MURPHY LLC

ROCKINGHAM COUNTY
 PROPERTY CARD
 FOR YEAR 2025

PAGE 1
 PROG# AS2006

PARCEL ID.. 119077
 LOCATION... 106 E MURPHY ST
 DEED YEAR/BOOK/PAGE.. 2020 1574 0804 ASSESSMENT NONE .00 .00 .00
 PLAT BOOK/PAGE.. 3 86B OWNER ID.. 1331572
 LEGAL DESC:PT LT 42 TOWN OF MADISON DISTRICT.. 103 MADISON
 MAP Area/Fire: 903 MADISON
 TOWNSHIP... 3 MADISON
 MAYODAN NC 27027-2519 TOWN OF MADISON MAP NBRHOOD... C400A MADISON COMMERCIAL
 DESCRIPTION DOWNTOWN ROW COM WALL NH CLASS..
 DESCRIPTION COMMERCIAL TOWN CENTER DISTRICT MAD
 MAINTAINED.. 2/06/2025 BY RKKGTOMS VALUED.. 2/06/2025 BY RKKGTOMS
 VISITED..... 2/04/2025 BY CM TYPE OF REVIEW ROUTING#.. 2900
 PARCEL STATUS... ACTIVE CATEGORY.. REAL & PERSONAL

DISCLAIMER-OWNERSHIP, ZONING AND OTHER INFORMATION SHOULD BE VERIFIED. INFORMATION AND VALUE SUBJECT TO CHANGE.

* LAND VALUED BY NEIGHBORHOOD BASE RATE METHOD *

SALES HISTORY

DEED BK/PAGE	SALE DATE	SALES INSTRUMENT	DISQUALIFIED	SALE AMOUNT	STAMP AMOUNT	DEED NAME
1574 0804	3/04/2020	DEED	QUALIFIED	120,000		EAST MURPHY LLC
1463 2353	9/26/2013	DEED	QUALIFIED	30,000		PENN HARDWARE RENTALS LLC
1461 1649	8/14/2013	DEED	STAMPS BELOW MI			CARDWELL JAMES R
1348 1219	4/16/2008	DEED	QUALIFIED	79,000		HAYES CHARLES LEE SR & JANET M
0973 2088	1/20/1998	DEED	QUALIFIED	18,000		YARBROUGH JACK J & JAMES R
0001 0001	7/01/1986	DEED	CONVERTED			EDNAS DRESS SHOP

LAND SEGMENTS

LND #	ZONE	STRAT CODE	LAND TYPE/CODE	LAND QTY	LAND RATE	DPT%	SHP%	LOC%	SIZ%	OTH%	TOP%	TOT ADJ	CURRENT FMV	
1	TCMDM	100	SF CP	2,198.000	5.50	.00	.00	.00	.00	100.00	100.00	.00	12,089	
TOTAL ACRES..				.000									TOTAL LAND FMV..	12,089

IMPROVEMENT # 1 MAJOR IMPR-M
 ACT/EFF YR/AGE.. 1935 1935 89
 VISITED.. 11/19/2020 BY GW
 STRAT..... 100 DESCRPT.... COMMON WALL RETAIL MAINTAINED.. 8/14/2024 BY RKTHURST
 MAIN GROUND SF.... 2,175.000

BUILT USE..... 130 COMMON WALL RETAIL CURRENT USE.... CC CURRENT USE COMMERCIAL
 LOCATION #..... 106 E MURPHY ST #BED: #BTH: #HBTH:

COMPONENT	TYPE/CODE/DESC	PCT	UNITS	RATE	STR#	STR%	SIZ%	HGT%	PER%	CDS%	COST	%CML
AC A2.0	APT 2.0 STORY	100	2175.00	88.75	1.00		110.00				212,334	
AC R3.0S	RETAIL 3.0 STORAGE	100	750.00	20.50	1.00						15,375	
MA C59	DOWNTOWN-NBHD SHOPPI	100	2175.00	75.00	1.00	100.00	110.00				179,437	
EW 21	BRICK ON MASONARY	100	224.00	.00							0	
- AR 220	FORCED HOT AIR&AC	100	2175.00	6.00							13,050	
- AS 200S	COMM NO HEAT	100	2925.00	.00							0	
- PD CL08	ACC CEILING	100	1.00	.00							0	
- PD EL03	AVERAGE ELECTRIC	100	1.00	.00							0	
- PD EX21	BRICK ON MASONRY	100	1.00	.00							0	
- PD FL99	MULTIPLE FLOOR TYPES100	100	1.00	.00							0	
- PD FN01	SLAB	100	1.00	.00							0	
- PD IF02	INT FINISH PLASTER	100	1.00	.00							0	
- PD PL03	PLUMBING AVERAGE	100	1.00	.00							0	
- PD RF09	WOOD TR/WOOD DECK RO100	100	1.00	.00							0	
- PD RM11	RF MAT ENAMEL METAL	100	1.00	.00							0	

RCN...	PCT COMPLETE	100	x	420,196
RCN...	COUNTY RCN ADJ	100.00	x	420,196
QUAL.. QG D	AVERAGE QUALITY	100.00	x	420,196
DEPR.. CEM	EX MASONRY	45.00	-	189,088
ECON.. ECO	ECONOMIC OBSOLESCENC	25.00	-	57,777
--FMV... MKT C400A	MADISON COMM	90.00	x	246,865 T
				155,997



Rockingham County

PROPERTY REPORT - PRINT

Property Owner EAST MURPHY LLC	Owner's Mailing Address 103 MOUNTAIN ST MAYODAN , NC 27027-2519	Property Location Address 106 E MURPHY ST
Administrative Data Parcel ID No. 119077 PIN 7916 20 71 6226 00 Owner ID 1331572 Tax District 103 - MADISON Land Use Code 481 Land Use Desc DOWNTOWN ROW COM WALL Other Use Code Other Use Desc Neighborhood C400A	Administrative Data Legal Desc PT LT 42 TOWN OF MADISON MAP Deed Year Bk/Pg 2020 - 1574 / 0804 Plat Bk/Pg 3 / 86B Sales Information Grantor PENN HARDWARE RENTALS LLC Sold Date 2020-03-04 Sold Amount \$ 120,000	Valuation Information Market Value \$ 168,086 Market Value - Land and all permanent improvements, if any, effective January 1, 2024, date of County's most recent General Reappraisal Assessed Value \$ 168,086 If Assessed Value not equal Market Value then subject parcel designated as a special class -agricultural, horticultural, or forestland and thereby eligible for taxation on basis of Present-Use.
Improvement Detail (1st Major Improvement on Subject Parcel) Year Built 1935 Built Use/Style COMMON WALL RETAIL Current Use D / * Percent Complete 100 Heated Area (S/F) 5,100 Fireplace (Y/N) N Basement (Y/N) N Attached Garage (Y/N) N *** Multiple Improvements 0 <small>* Note - As of January 1 ** Note - Bathroom(s), Bedroom(s), shown for description only *** Note - If multiple improvements equal "MLT" then parcel includes additional major improvements</small>		

Building Sketch

No Sketch Available

Land Supplemental

Map Acres	0
Tax District Note	103 - MADISON
Present-Use Info	DOWNTOWN ROW COM WALL

Improvement Valuation (1st Major Improvement on Subject Parcel)

* Improvement Market Value \$

155,997

** Improvement Assessed Value \$

155,997

* Note - Market Value effective Date equal January 1, 2024, date of County's most recent General Reappraisal

** Note - If Assessed Value not equal Market Value then variance resulting from formal appeal procedure

Land Value Detail (Effective Date January 1, 2019, date of County's most recent General Reappraisal)

Land Full Value (LFV) \$

12,089

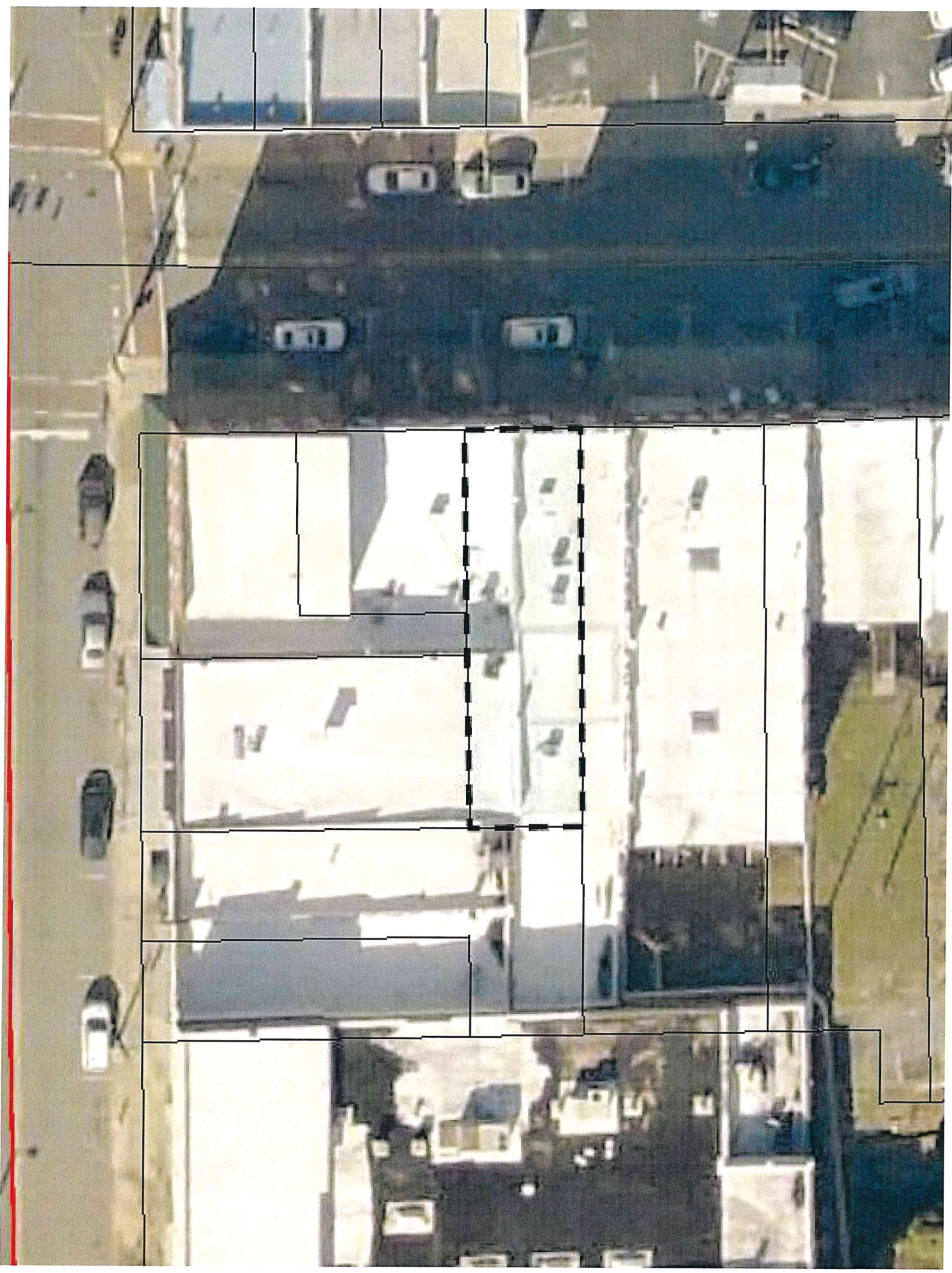
Land Present-Use Value (PUV) \$ **

12,089

Land Total Assessed Value \$

12,089

** Note: If PUV equal LMV then parcel *has not* qualified for present use program



120 (102)

40

6256

133.13

88.38

44.75

25

6226

25

88.38

37

36

5299

97

AN

72

73

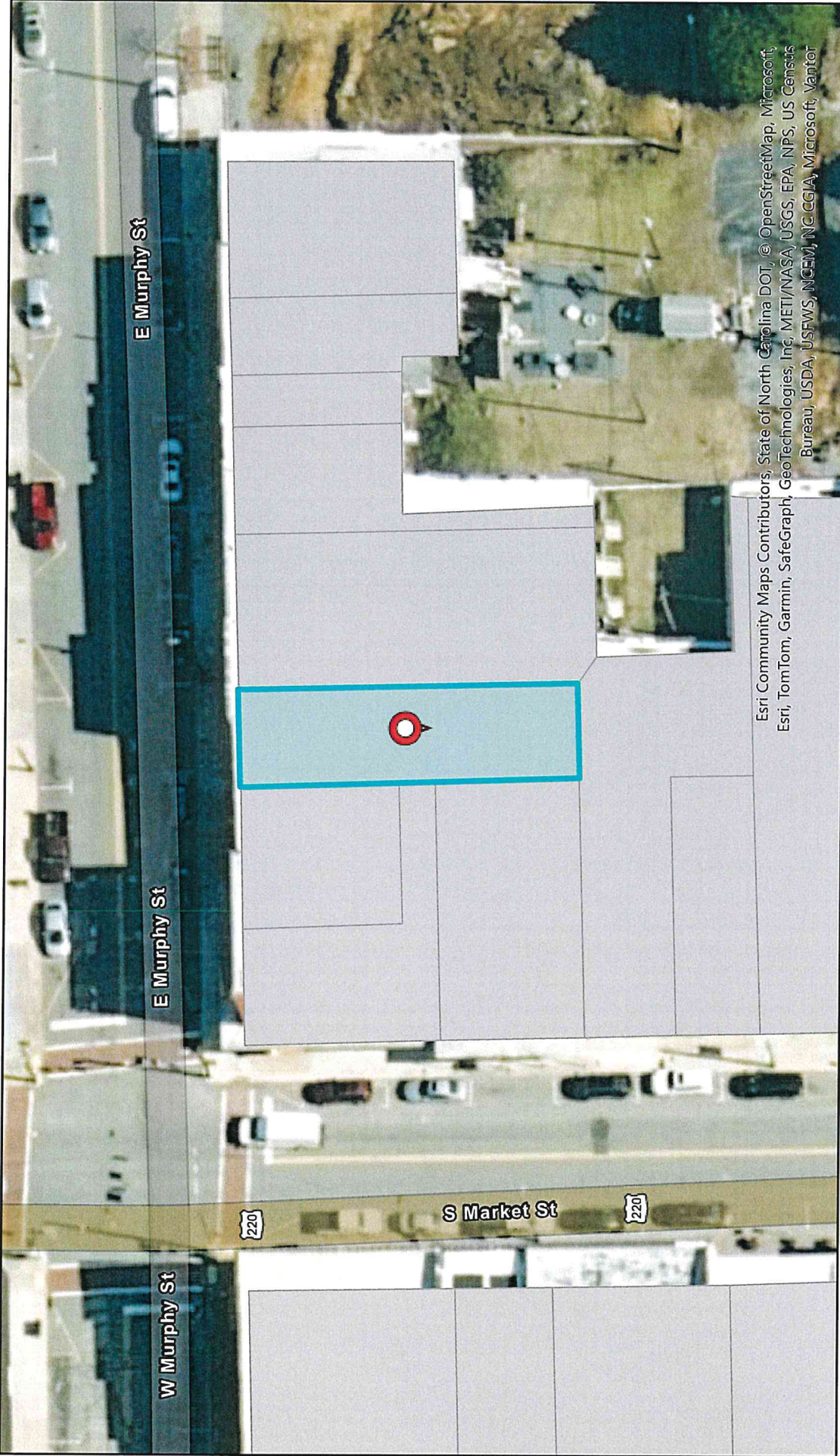
274

74

290

106 E. Murphy St. - NOT in Flood Zone

Mar 12, 2026



Legend

- Panels
- Political Areas
- Stream Centerline
- Cross Sections
- Levee

Flood Hazard Areas

- AE
- Floodway (AE)
- 0.2 % Chance Annual Flood Hazard
- Future Conditions 1% Annual Chance Flood Hazard

North Carolina Floodplain Mapping Program

**ROCKINGHAM COUNTY
TAX COLLECTOR**
PO BOX 68
WENTWORTH, NC 27375-0068

**ROCKINGHAM COUNTY - PROPERTY TAX NOTICE
IMPORTANT - PLEASE READ**

- **DUE DATE:** Property taxes are due and payable Sept. 1 and delinquent if not paid before January 6
- **FAILURE TO PAY:** Delinquent taxes are subject to Garnishment of Wages, Attachment of Bank Accounts, North Carolina Income Tax Refunds, Rents, Levy on Personal Property, and Foreclosure of Real Estate. Enforcement measures will begin immediately after January 6
- **INSTALLMENTS:** For your convenience partial payments are accepted August thru December, however, taxes must be paid in full prior to January 6
- **CREDIT CARD PAYMENTS:** Dial 1-866-251-3264. Have your Bill available and follow the instructions. A convenience fee will be charged based on the amount of your bill.
- **INTERNET PAYMENTS -** (URL'S are case sensitive). Using credit card - www.ccpaymentsservice.com/RockinghamTax - A convenience fee will be charged based on the amount of your bill. Internet payment using eCheck - www.checkpaymentsservice.com/RockinghamTax - A \$1 fee will be charged.
- **RETURNED CHECKS:** NCCS 105-357 provides a 10% penalty or a minimum \$25 charge for any returned due to insufficient funds. Tax receipts are null and void if payment is made with a check that fails to clear the bank. No counter or two party checks accepted.
- **INTEREST:** Accrues at the rate of 2% for January and 3/4% each month thereafter.
- **REAL PROPERTY SOLD OR TRANSFERRED:** North Carolina law holds the record owner as of the date the taxes become delinquent responsible for the entire year. If you no longer own property please forward bill to new owner.
- **ESCROW/MORTGAGE ACCOUNTS:** The property owner is responsible for ensuring full payment of the tax. When you receive the tax notice, contact your mortgage company to verify that they also received a notice. If they have not received a notice, promptly forward your tax notice to the mortgage company for payment

EAST MURPHY LLC

103 MOUNTAIN ST

MAYODAN , NC 27027-2519

YEAR	ACCOUNT NO	BILL NUMBER	DUE DATE	VALUE
2025	1331572	3646080	1-05-2026	168,086
Asset Description: 106 E MURPHY ST		Parcel Number: 119077	Asset Value: 168,086	
OFFICE INFORMATION		DESCRIPTION	AMOUNT ASSESSED	
Location 371 NC 65 Suite 107 Rockingham County Governmental Center Wentworth, NC 27375		106 E MURPHY ST	\$ 2,151.67	
BANKRUPTCY: If you are currently under the protection of a bankruptcy stay in the U.S. Bankruptcy Court Action we will not be pursuing forcible collection measures. However if this debt occurred after your original filing for protection, it will be considered a post-petition debt and it will be your responsibility to pay. Contact our office to make necessary arrangements to clear your liability.				
TOTAL DUE			\$ 0.00	




Print this Bill



Close Window

106 E Murphy St, Madison, NC 27025, Rockingham County

APN: 119077 CLIP: 2659161954

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	04/11/2008
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	5,100	2,198	1935	N/A	

OWNER INFORMATION			
Owner Name	East Murphy LLC	Tax Billing Zip+4	2519
Tax Billing Address	103 Mountain St	Tax Billing Carrier Route	C002
Tax Billing City & State	Mayodan, NC	Owner Occupied	No
Tax Billing Zip	27027		

COMMUNITY INSIGHTS			
Median Home Value	\$242,559	School District	ROCKINGHAM COUNTY SCHOOL S
Median Home Value Rating	3 / 10	Family Friendly Score	35 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	33 / 100	Walkable Score	51 / 100
Total Incidents (1 yr)	38	Q1 Home Price Forecast	\$241,159
Standardized Test Rank	61 / 100	Last 2 Yr Home Appreciation	4%

LOCATION INFORMATION			
Township	Madison	Census Tract	408.00
Subdivision	Meador Supply Co Grocery	Zoning	TCDMD
Property Zip Code	27025	Within 250 Feet of Multiple Flood Zone	No
Property Carrier Route	C001		

TAX INFORMATION			
Tax ID 1	119077	Tax Jurisdiction	103
Tax ID 2	79162071622600	Subdivision Lot	42
Tax ID 3	119077	Plat Book & Page	3-86b
Legal Description	PT LT 42 TOWN OF MADISON MAP		
Tax Area	103		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$168,086	\$168,086	\$115,151
Assessed Value - Land	\$12,089	\$12,089	\$10,990
Assessed Value - Improved	\$155,997	\$155,997	\$104,161
Yr to Yr \$ Change	\$0	\$52,935	
Yr to Yr % Change	0%	45.97%	
Tax Year	Total Tax	Yr to Yr \$ Change	Yr to Yr % Change
2023	\$1,641		
2024	\$2,152	\$511	31.13%
2025	\$2,152	\$0	0%

CHARACTERISTICS			
Land Use - County	Downtown Row Common Wall	Roof Material	Metal
Building Sq Ft	5,100	Roof Frame	Wood Truss
Total Bldg Sq Ft	5,100	Interior Wall	Plaster
Ground Floor Sq Ft	2,175	Floor Cover	Type Unknown
Stories	2	Foundation	Slab
Year Built	1935	Quality	Below Average
Effective Year Built	1935	Lot Acres	0.0505
Heat Type	Forced Air	Lot Sq Ft	2,198
Roof Type	Truss-Joist		

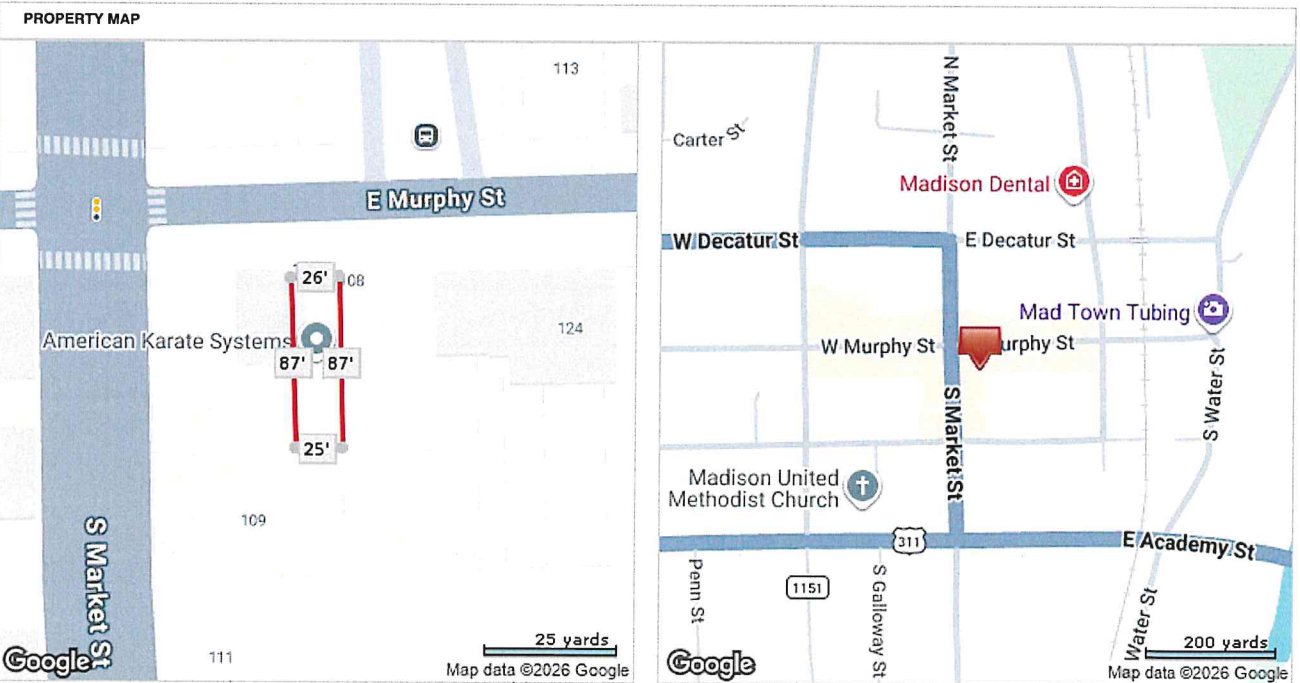
FEATURES		
Feature Type	Size/Qty	Value
Ac A2.0	2,175	\$119,026

Ac R3.0s	750	\$12,937
Ma C59	2,175	\$138,166
Ew 21	224	
- Ar 220	2,175	\$10,440
- As 200s	2,925	
- Pd CI08	1	
- Pd EI03	1	
- Pd Ex21	1	
- Pd FI99	1	

SELL SCORE		
Value As Of	2026-03-08 06:32:58	

LAST MARKET SALE & SALES HISTORY		
Recording Date	04/16/2008	
Sale Date	04/11/2008	01/20/1998
Sale Price	\$79,000	\$18,000
Buyer Name	Hayes Charles L Sr & Janet M	Yarbrough Jack J
Buyer Name 2	Hayes Janet M	Cardwell James R
Seller Name	Yarbrough Jack J	
Document Number	1348-1219	973-2088
Document Type	Warranty Deed	Deed (Reg)

MORTGAGE HISTORY		
Mortgage Date	12/11/2014	04/16/2008
Mortgage Amount	\$100,000	\$69,000
Mortgage Lender	Newbridge Bk	
Mortgage Type	Conventional	Private Party Lender
Mortgage Term	30	15
Mortgage Term Period	Years	Years
Mortgage Purpose	Refi	Seller/Carry Back



*Lot Dimensions are Estimated

VOLUNTARY AGRICULTURAL DISTRICTS

Property Address: 106 E. Murphy St.

Yes this property is within ½ mile of VAD (map attached)

No this property is not within ½ mile of VAD

NC Real Estate Commission expects brokers to disclose a tract of land is located within one-half mile of the property line of any tract of land enrolled in a voluntary agricultural district.

Tools

Measure Tools

Total Length: 9876 feet (1.9 miles)

Select Features by Buffer

This data is NOT accurate.
It is for entertainment purposes only.
Coordinates are in State Plane Feet.

Easting (x) Northing (y)

1717597 961244

1709386 955754

Bearing Distance

S 56°13' 57" W 9876

Use new symbology

[Help](#)

Results

N: 963338, E: 1711264
Lat: 36°23' 34.2", Lng: -79°58' 51.3"

0.4km
0.2mi

Permitted Uses Town Center

- ❖ Accessory uses and Structures, (Notes 1, 2 & 7)
- ❖ Alcoholic beverage stores, packaged for retail sales
- ❖ Alteration, Clothing repair
- ❖ Ambulance, Fire and Emergency Services (see note 11)
- ❖ Animal Hospitals or Veterinary Clinics, excluding kennels
- ❖ Antique Store
- ❖ Apparel Sales (clothing, shoes, accessories)
- ❖ Appliance Sales
- ❖ Automobile Parking Lots as a principal use
- ❖ Automobile supplies and parts, retail
- ❖ Automobile sales, new and used
- ❖ Automobile renting and leasing
- ❖ Banks, Savings & Loans or Credit Union
- ❖ Bars, as a principal use (Note 5)
- ❖ Barber and Beauty Shops
- ❖ Bed & Breakfast Inn (*Special Use Permit*)
- ❖ Bicycle Sales and Repair
- ❖ Billiard, Pool Halls, Bingo Games, Game Rooms, Etc. (see note 12)
- ❖ Bookstore (excluding Adult)
- ❖ Bowling Alley
- ❖ Business colleges, Barber and Beauty schools, Art and Pottery Classes, Music Academies, Dance Studios, other Community based classes
- ❖ Churches, Synagogues, and their customary accessory uses
- ❖ Carnivals and Fairs (*Special Use Permit*)
- ❖ Catering and Banquet Halls
- ❖ Clubs and Lodges, private for membership
- ❖ Community Centers, Recreation and Arts Centers, Senior Centers
- ❖ Computer Sales and Service
- ❖ Condominium, Commercial
- ❖ Convenience Stores with gasoline pumps
- ❖ Copy Center, Duplicating
- ❖ Craft and Microdistillery
- ❖ Dairy Bars, Ice Cream Shops with on-premises retail sales
- ❖ Dry Cleaning and Laundry establishments (2,000 sq. ft. or less and no steam emissions)
- ❖ Dwellings, residential quarters, condominiums and apartments, Business District (Note 21)
- ❖ Farm machinery sales and repairs
- ❖ Farm Supplies Sales (feed, seed, fertilizer, produce, etc.) (Note 22)
- ❖ Finance or Loan Office
- ❖ Fire, Ambulance, and Emergency Services (see note 11)
- ❖ Florist Shops
- ❖ Funeral Homes
- ❖ Furniture Sales
- ❖ Game Room, Video Game Room, Coin Operated Amusement, Bingo, Pool Halls (see note 12)
- ❖ Garden Center or Retail Nursery (see note 13)
- ❖ Gift Shops
- ❖ Government Offices, excluding Fire and Emergency Services Stations
- ❖ Grocery Stores (see note 13)
- ❖ Hardware Store
- ❖ Hotels and Motels
- ❖ Health and Fitness Clubs or Gyms
- ❖ Jewelry and Pawn Shops
- ❖ Kennels or Pet Grooming, no outside pens or runs
- ❖ Landscape, horticultural services
- ❖ Laundromat, self-service

- ❖ Libraries
- ❖ Lighting Sales and Service
- ❖ Locksmiths and Gunsmiths
- ❖ Manufactured Housing, temporary office or commercial establishment (see note 15).
- ❖ Martial Arts Instruction
- ❖ Medical and Dental Offices and Clinics
- ❖ Mixed Uses in a Single Building (e.g. retail first floor, residential above)
- ❖ Office Supplies and Equipment, sales and services
- ❖ Offices, business and professional
- ❖ Office use not otherwise classified
- ❖ Opticians and Optical Goods Services and Sales
- ❖ Paint and wallpaper sales
- ❖ Parking Lots as a Principal Use
- ❖ Parks, playground and greenways
- ❖ Photographic Studios
- ❖ Police Stations
- ❖ Post Offices
- ❖ Professional Offices
- ❖ Public Utility Facilities, excluding service and storage yards (see note 16)
- ❖ Radio and Television Stations, Studios, and Offices (no towers)
- ❖ Real Estate Offices
- ❖ Restaurants, not including drive-thru windows
- ❖ Restaurants, including drive-thru windows, provided restaurant is separated from a residential property by an opaque fence at least 8 ft. high and landscaping
- ❖ Retail Sales not otherwise listed
- ❖ Service and repair shops for computers, television, and appliances
- ❖ Service Stations, Major Repair (see note 18)
- ❖ Service Stations, No Major Repair (including convenience stores) (see note 18)
- ❖ Shoe Repair Shops
- ❖ Signs, subject to Article VIII
- ❖ Skating Rinks
- ❖ Tailor, Dressmaker, Alteration Shops
- ❖ Telecommunications towers mounted on rooftops, steeples, water towers
- ❖ Theaters (indoor)
- ❖ Tire Sales
- ❖ Veterinary Clinics, no outside kennel
- ❖ Video, DVD sales and rental, excluding adult video stores

Town Center District - This district is the pedestrian-friendly, community focal point containing a mixture of commercial, office, institutional, entertainment and residential uses, with ample sidewalks, street trees, on-street parking, public amenities and open space. The goal is to allow for growth while maintaining and enhancing the quality of life and building a greater sense of community. As parcels are developed and redeveloped within this district on the fringe of the central business area, they will be encouraged to reduce setbacks and provide parking in the side and rear.

Infill uses and exterior renovation/remodeling shall be compatible with the established architectural character of the area by using complementary building style, form, size, color, materials, and detailing. First floors of buildings shall be designed to encourage and complement pedestrian-scale interest and activity. No openings on any portion of a wall oriented toward a public street shall be covered or blocked with any material so as to render the opening functionally obsolete or to cause it to be opaque.

No high intensity colors (such as yellow, red, orange, etc.) metallic colors, or fluorescent colors shall be allowed on any building or architectural element. The use of such colors shall be permitted on business identification signs, provided all other sign requirements of this Ordinance are adhered to.

Franchise architecture shall not be allowed. For purposes of this section "franchise architecture" shall be defined as a distinct architectural building style and/or elements commonly employed by a fast food or other retail franchise, that serves to enhance or promote brand identity through visual recognition. Children's play areas provided by franchise restaurants may not be located in the front or side yard of any lot in this overlay district.

106 E Murphy Street Madison

Additional Information Sheet.

Main Floor Commercial Unit

Approx 2100+ sqft

One large open room with carpet flooring.

Office area, small storage room, and restroom in rear of unit.

Shared exterior door to 2nd and 3rd floor on right side of commercial unit. Stairway has a recorded right of way (DB 154, pg 515) dating back to the early 1900s

3 apartments have a common area on 2nd floor that houses shared washer and dryer.

Apartment A – 2nd floor

1 bedroom, 1 bathroom. Approximately 600 sqft

Apartment B -2nd Floor

2 Bedroom, 1 bath. Approximately 1100 sqft.

Apartment C – 3rd Floor

1 bedroom, 1 bathroom open efficiency unit. Approx 300 sqft.

Building has a metal roof

All 4 units are currently occupied. Rent currently includes water, sewer, trash, electricity, and internet.

Building has 1 water meter. Apartment A & B have separate power meters. Commercial unit and apartment C share electric meter.

Refrigerators in 3 apartments, common washer and dryer, and some furniture are owned by landlord.