

**FOR SALE**  
**433 Grand Canyon Drive; Madison, WI**  
**Price: \$850,000**



- **80' Street Frontage**
- **80 x 200; 16,000 sq ft lot**
- **46x64 Bldg/15x55 garage**
- **16 car/parking**
- **Bldg & Lot only**
- **Parcel: 0708-252020-032**

**Zoned (SE) Suburban Employment (SE) and (TOD) Transit Oriented Development; Well Head Protection District # 16 (WP-16)**

**Hair Salon & Personal Services Business  
Redevelopment opportunity**


**Nancy Mistele; Broker Associate**  
**(608) 575-8589**

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433 Grand Canyon Dr

<b>2024832</b>	<b>Active</b>	<b>Business/Comm</b>	<b>Price: \$850,000</b> <small>(If lease only = annual lease amount)</small>
<b>433 Grand Canyon Drive</b>	<b>#</b>	<b>City</b>	Madison W06
<b>Madison WI 53719</b>		<b>County:</b>	Dane
<b>Trade Name:</b>	Duncan Edward Salon		<b>Units in Bldg:</b> 5
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<b>RE For Sale:</b>	Yes	<b>Ann Rent/SqFt:</b>	\$ 0.00
<b>Bus for Sale:</b>	No	<b>Bldg Gross SqFt:</b>	5,810 <i>Seller</i>
<b>Lease Only:</b>	No	<b>Net Leasable SqFt:</b>	5,810
<b>Approx Bldg Dim:</b>	45x64	<b>Onsite Parking:</b>	16
<b>Year Built:</b>	1964 <i>Assessor</i>	<b>Parking Fees/Mo:</b>	\$ 0
<b>Street Frontage:</b>	80	<b># of Stories:</b>	2
		<b>Click M for Map:</b>	
		<b>Documents (if any):</b>	

From Westtowne, East on Mineral Point then South on Grand Canyon Drive

Unit:	Lease Type:	Lse Exp Date:	Renew Op:	Annual Base Rent:	Annual Rent/SqFt:	Other Fees/SqFt:	Gross SqFt:
1	owner	09/30/2026	No	\$ 0	\$ 0.00	\$	2,905
2				\$	\$	\$	
3				\$	\$	\$	

<b>Gross Op Inc:</b>	\$ 0	<b>Net Taxes:</b>	\$ 8,864 / 2025	<b>Est. Acres:</b>	0.3700 <i>Other</i>
<b>Ann Op Exp:</b>	\$ 0	<b>Parcel #:</b>	070825202032	<b>Lot Dim:</b>	80x200
<b>Net Op Inc:</b>	\$ 0	<b>Year:</b>	0	<b># Loading Docks:</b>	0
				<b>Zoning:</b>	SE; TOD
<b>Included:</b>		<b>Ceiling Hgt Min:</b>	9	<b>Max:</b>	9
<b>Excluded:</b>		<b>Industrial Park:</b>			

<b>Type</b>	Office, Service, Beauty/barber	<b>Building Parking</b>	11-20 spaces, Onsite, Paved, Private
<b>Location</b>	Business district, Free standing, Residential area, Near Major Highway, Near public transportatn, High Traffic Location, High Visibility	<b>Basement</b>	Block foundation
<b>Present Use</b>	Service, Beauty/barber shop	<b>Licenses</b>	None
<b>Exterior</b>	Brick, Vinyl, Block, Stone, Aluminum trim, Asphalt/Composite, Aluminum/Steel	<b>Sale Includes</b>	Easements, N/A
<b>Roofing</b>	Shingle	<b>Documents on File</b>	Property Condition Report
<b>Heating</b>	Forced air, Central air	<b>Lease Type</b>	None
<b>/Cooling</b>		<b>Tenant Pays</b>	No expenses
<b>Fuel</b>	Natural gas	<b>Miscellaneous</b>	Internet - Cable
<b>Water/Waste</b>	Municipal water, Municipal sewer	<b>Occupancy</b>	At Closing
<b>Features</b>	Public rest rooms, Shared Restrooms, Less than 440 volt, Reception area, Signage available, Outside storage, 200 AMP, Gas Hot Water Heater, Out Building, Smoke Detectors, Water		

Showings Start 6/5/26 80' street frontage; 1600 sqft lot in high traffic area in West Madison. Transit oriented redevelopment district; suburban employment. Currently operates as hair salon and personal services businesses. Private parking; 825 sq. ft. garage on premises. All measurements to be verified if important.

<b>Sold Price:</b>	<b>Seller Concessions:</b>	<b>Closing Date:</b>
	<i>This information provided courtesy of:</i> Mardi O'Brien Real Estate Inc.	06/02/2026 03:41 PM

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