



LANGER
HULICK
— GROUP —

Commercial Real Estate | Development Services



Image digitally modified to remove tenant signage.

FOR SALE

Retail/Commercial Building

2200 Center Ave, Janesville,
Wisconsin 53546

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kw SIGNATURE
KELLERWILLIAMS. REALTY

PROPERTY DETAILS

\$200,000

Don't miss this rare \$200,000 commercial opportunity at 2200 Center Ave, Janesville! Perfectly priced for small business owners or investors, this 1,280 SF building sits on a spacious 0.51-acre lot—providing plenty of room for future development.

The building features a bright front retail area with large windows, a drive-up window, a private office, and central air conditioning. Zoned B-3 (General Commercial District), the site supports a wide array of business types and benefits from high visibility with ~11,000 vehicles passing daily (WI DOT). Bonus: Located in a tax-advantaged Opportunity Zone! Own your location and secure room to grow today.

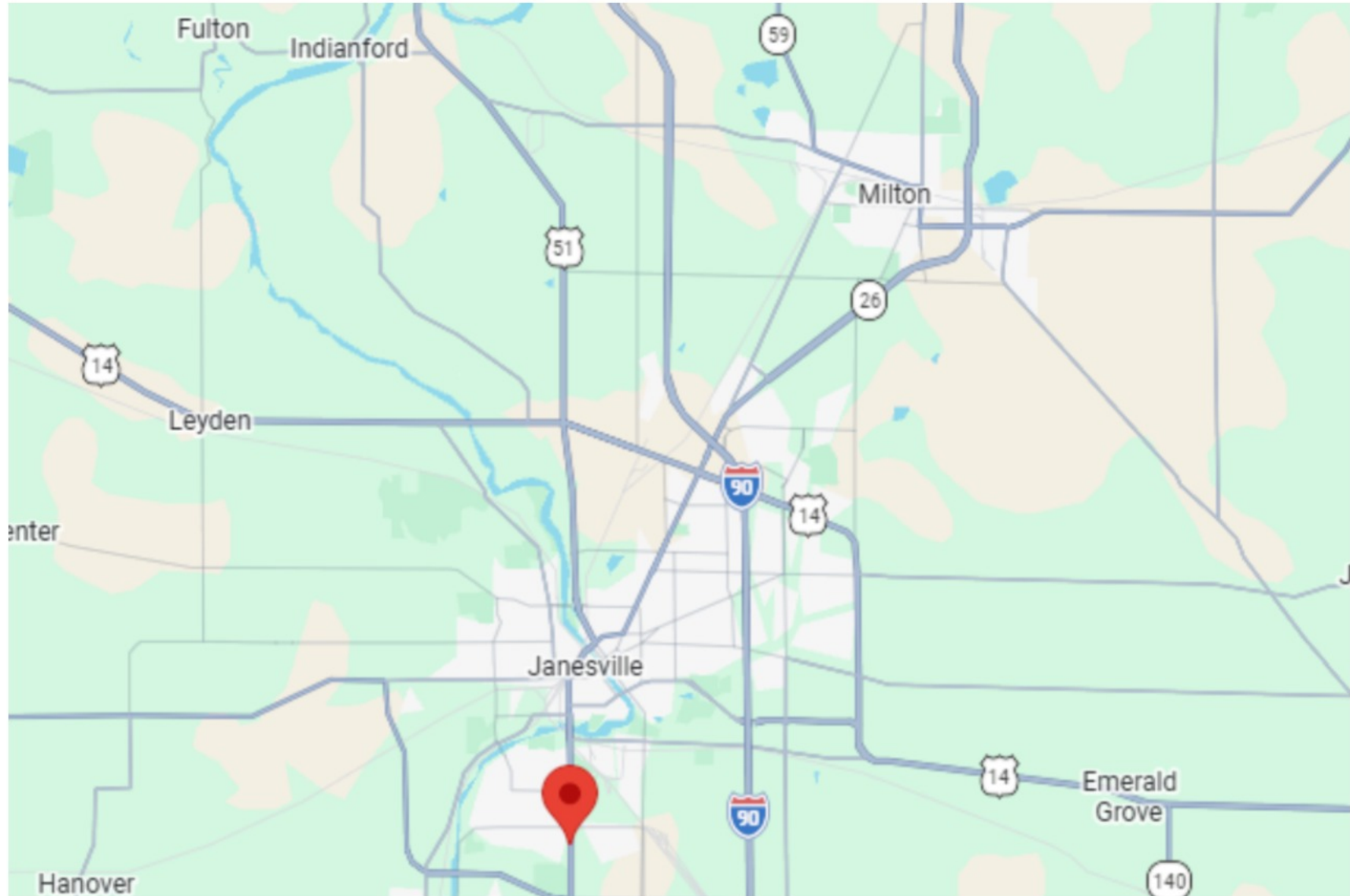
Address	2200 Center Ave, Janesville, WI 53546
Building Size	1,280 SF
Lot Size	0.51 Acres
Year Built	1965
Zoning	B-3 (General Commercial District)
Traffic Count	~11,000 VPD (WI DOT)
Location Incentives	Qualified Opportunity Zone (QOZ)
Central Air	Yes

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LOCATION



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Property Site Plan



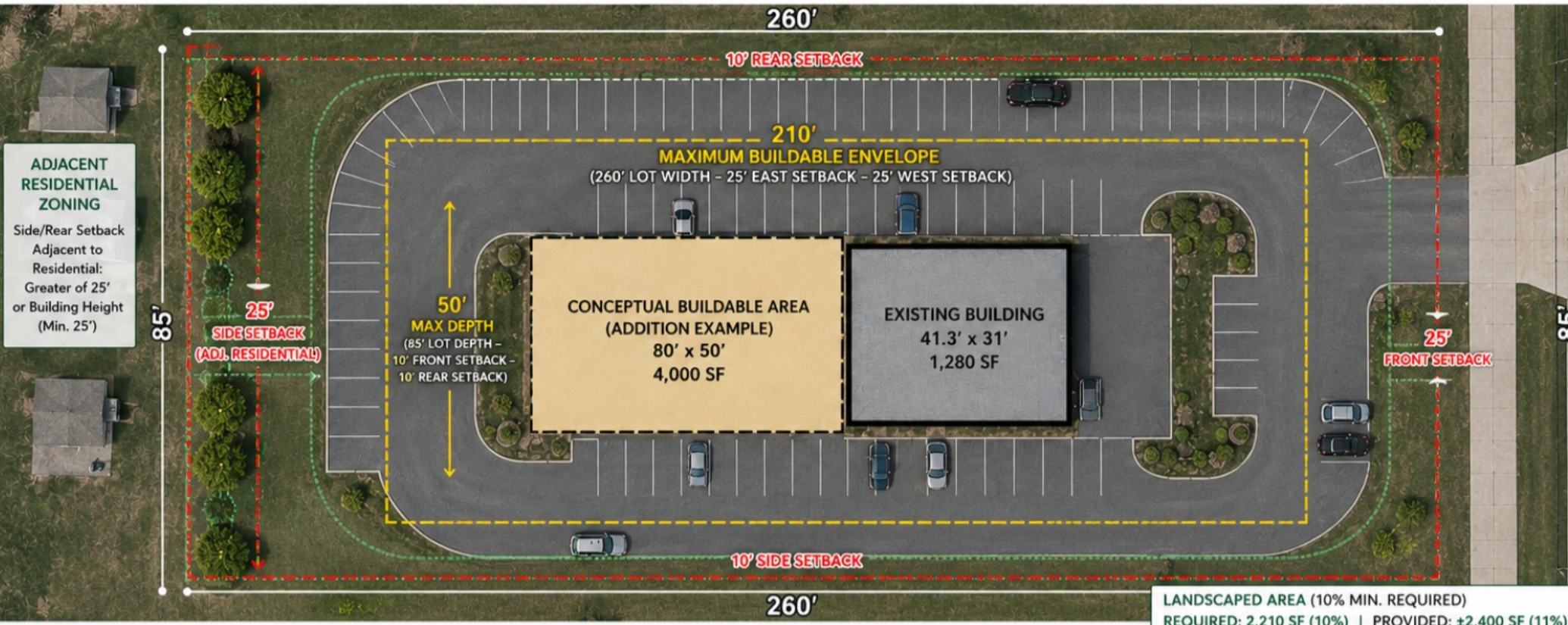
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SITE OPTIMIZATION EXERCISE – B-3 ZONE DISTRICT
CITY OF JANESVILLE, WI

LEGEND

- SETBACK LINES
- MAXIMUM BUILDABLE ENVELOPE
- LANDSCAPED AREA (10% MIN.)



B-3 DIMENSIONAL STANDARDS	
Front Setback (East):	25 ft
Side Setback (West adjacent residential):	25 ft
Interior Side Setback (North):	10 ft
Interior Side Setback (South):	10 ft
Rear Setback (North):	10 ft
Minimum Green Space:	10% of Gross Lot Area
Lot Area:	22,100 SF (0.51 Ac.)

SITE SUMMARY	
Lot Dimensions:	260' x 85'
Lot Area:	22,100 SF (0.51 Ac.)
Existing Building:	1,280 SF
Max. Buildable Envelope:	210' x 50' = 10,500 SF
Conceptual Addition Shown:	4,000 SF
Total Building Area (Example):	5,280 SF
Landscaped Area Provided:	±2,400 SF (11%)

PARKING ANALYSIS (EXAMPLE ONLY)	
Assumed Use: General Office / Retail (1 space per 300 SF)	
Total Building Area:	5,280 SF
Required Parking:	5,280 / 300 = 18 Spaces
Proposed Parking:	24 Spaces (including 1 ADA)
COMPLIES	

CODE REFERENCES (CITY OF JANESVILLE)

- Sec. 42-1103(b)(3) B-3 Dimensional Standards
- Sec. 42-1103(b)(3)h Green Area: 10% Minimum
- Sec. 42-1105 Off-Street Parking and Loading
- Sec. 42-1121 Site Plan Review Required

NORTH

NOTE: DRAWING IS CONCEPTUAL ONLY. NOT A SURVEY. FINAL DESIGN SUBJECT TO SITE PLAN REVIEW, ENGINEERING, UTILITIES, STORMWATER, AND BUILDING CODE REQUIREMENTS.

ANY ADDITIONS SHOWN ARE CONCEPTUAL AND WILL REQUIRE CITY OF JANESVILLE REVIEW AND APPROVALS.



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