



Building Type:	Office
Available SF:	9,178
Total SF:	9,178
Zoning:	Business/Commercial, Residential-Multi-Family
Year Built:	1900
Sale Price:	\$524,900
Last Updated:	Jul 14, 2025

Realtor/Owner Contact

Kerby & Cristina Real Estate Experts
| kerby.skurat@kerbyandcristina.com

Property and Area Description


Mixed-Use Investment Opportunity in Downtown Janesville! Located in the heart of downtown Janesville, this iconic 1900s mixed-use building features freshly renovated apartments and a long-term State Farm commercial tenant. The property generates \$5,564 in monthly rental revenue and has over \$70,000 in RTU upgrades. Two small office vacancies and one studio apartment vacancy offer additional leasing potential. The lower level includes 2,500+ sq. ft. of available space for future use.

Population

	16,918 10 Mile Radius	124,700 20 Mile Radius	231,081 30 Mile Radius
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Source: ESRI®, 2024

Households

	6,755 10 Mile Radius	48,919 20 Mile Radius	89,669 30 Mile Radius
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Source: ESRI®, 2024

Transportation

Rail Served: No
Rail Accessible: No
Rail Infrastructure in Place: Unknown