



Properties Available in the West Washington Street Commercial Area

Property Name and Address	Building Area Available (Sq. Ft.)		Site Size (Acres)		Sale or Lease	Lease Rate	Sale Price
	Minimum	Maximum	Minimum	Maximum			
Plaza West 2361 W. Washington Street	13,820	13,820	1.25	1.25	Sale		\$650,000
		<i>S side of STH 33, west of University Dr.</i>			Zoning: B-1, FW, FWW, SW		
Contacts:	Jim Emmer	Emmer Real Estate Group Inc.	262-629-4747	contactus@emmerrealestate.com			
<p><i>Come see this rare multi-tenant building located on busy Highway 33 in West Bend. Extremely high traffic count; great visibility and very large monument sign. When fully leased this building has terrific cash flow. Currently 2/3 of the building is being leased by a day care and income tax services. Signalized intersection for access. Terrific retail location. Perfect for owner occupant or investor. Top level is being converted into four 2 BR rental units. Call today!</i></p>							
Link to additional information: https://www.loopnet.com/Listing/2361-W-Washington-St-West-Bend-WI/15387278/				Listing ID: 2008-062			
815-819 Shepherds Drive	9,936	9,936	1.48	1.48	Sale		\$839,900
					Zoning: B-1, FPW, FPS, SW, PUD		
Contacts:	Michael Sterr	Coldwell Banker Residential Brokerage	262-689-8930				
<p><i>MLS Listing 1645070. Strip Mall Located Adjacent From The New Fleet and Farm Store On West Bend's West Side. 3 Total Units and Currently Owner Occupies Two Of Them. Third Unit Which Is 1941 Sq. Ft Is Rented At 13+/Sq. Ft and Pays A Proportionate Share Of Property Taxes. Tenant Also Pays Heat, Water and Electric. Prominent Marquee Sign Out Front, Fenced Rear Lot For Security, and One Unit Has 10 Ft Door For Deliveries. Roof Is 4 Yrs. Old, Led Lighting in Two Units, and Lot Was Just Seal Coated Last Year. Move Your Business in Here Or Rent The Whole Thing Out and Enjoy The Cash Flow.</i></p>							
Link to additional information: https://www.coldwellbankerhomes.com/wi/west-bend/505-shepherds-dr-519/pid_31079256/				Listing ID: 2019-013			

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Sendik's Plaza of West Bend 210-250 N. 18th Avenue	1,425	3,400	0	0	Lease	\$18 SF NNN \$4.17/SF	Zoning: B-1
Contacts:	Adam Williquette	American Commercial Real Estate	262-424-3217		Adam@Americancre.net		

Great location with easy access to Highway 45 via Washington Street. Well maintained, newly remodeled center. Available immediately.

Link to additional information: <https://www.americancre.net/>

Listing ID: 2011-019

West Bend Car Wash 2110 W. Washington Street	2,965	2,965	0	0	Sale	\$750,000	Zoning: B-1, FPW, FWW, FFO
Contacts:	Brian Feucht	Boss Realty, LLC	262-305-4826		<i>N side of STH 33, E of USH 45</i>		

MLS Listing # 1562420. Great location off the highway within the main retail corridor in West Bend. 6 bay car wash, built in 1986.

Link to additional information: <http://www.bossrealtyllc.com/>

Listing ID: 2008-153

1613 W. Washington Street	2,050	2,050	0	0	Sale	\$225,000	Zoning: B-1
Contacts:	Will Hollrith	Hollrith Realty, Inc.	262-377-3338		willhollrith@sbcglobal.net		

Listing ID: 1460482. Great exposure on Hwy. 33 with 205 SF of frontage and tons of parking! The building has many possibilities.

Link to additional information: <http://hollrithrealty.idxbroker.com/idx/details/listing/a082/1460482/1613-W-WASHINGTON-ST-West-Bend-WI-53095>

Listing ID: 2016-003

3710 W. Washington Street	1,200	1,200			Lease	\$16 SF / YR NNN	Zoning: B-1, PUD
Contacts:	Adam Williquette	American Commercial Real Estate	262-424-3217		adam@americancre.net		

Great west side location with Highway 33 visibility. Pylon signage available.

Link to additional information: <https://www.americancre.net>

Listing ID: 2008-181

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	Minimum	Maximum	Minimum	Maximum			
N. Trenton Road	0	0	5	5	Sale		\$349,000
						Zoning: M-2	
Contacts:	David J. Buckley	The Barry Company		414-272-6730	dbuckley@barrycre.com		

Developable land opportunity located closed to the airport.

Link to additional information: <http://barrycre.com/>

Listing ID: 2019-005

Wildwood Road	0	0	1.05	1.05	Sale		\$235,000
<i>Near the intersection of W. Washington Street & Wildwood Road</i>						Zoning: B-1	
Contacts:	Jim Emmer	Emmer Real Estate		26-629-4747	contactus@emmerrealestate.com		

Come see this 1 acre commercial lot next to Steins Gardens and directly across from Pick 'n Save. Property has favorable business zoning and just about anything can be built here. Seller will consider an end buyer of a unit up to 1,500 sq. feet. Call today for more information.

Link to additional information: <https://www.loopnet.com/>

Listing ID: 2019-008

Steve Kearns land	0	0	0	9.58	Sale		
W. Washington Street							Zoning: B-1, B-4, FW, SW, FFO, PUD
Contacts:	Russ Sagmoen	Colliers International		414-278-6810	russ.sagmoen@colliers.com		
	Westin Kane	Colliers International		414-278-6865	westin.kane@colliers.com		

Vacant land available with lots of possibilities.

Link to additional information: <http://www.inlandcompanies.com/index.cfm>

Listing ID: 2014-006

W. Washington Street	0	0	2.9	2.9	Sale		\$850,000
						Zoning: B-1, FW, FWW, FPW, FPS, SW,	
Contacts:	Adam Williquette	American Commercial Real Estate		262-424-3217	Adam@Americancre.net		

Great development opportunity with easy ingress and egress to Highway 33. Close to Hwy. 45 and many new developments within the area.

Link to additional information: <http://www.americancre.net/>

Listing ID: 2019-003

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Property Name and Address	Building Area Available (Sq. Ft.)		Site Size (Acres)		Sale or Lease	Lease Rate	Sale Price
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West of Hankerson's Bakery 2115 & 2121 W. Washington Street	0	0	0	0.75	Sale		\$259,900
	<i>S side of STH 33, E of US Hwy. 45</i>					Zoning: B-1	
Contacts:	John Dyke	Encore Real Estate Brokerage		262-366-2526		Encore.brokerage@hughes.net	

Terrific location on busy Hwy. 33 in the center of West Bend across from McDonalds, Burger King, Ponderosa. Ingress and egress onto Hwy. 33. Property has been cleared. Two residential houses provide income of \$ 15,600 per year to defray holding costs. Hwy. 45 to Hwy 33 East. Property is 500 ft. from off ramp on South side of street.

Link to additional information: http://media.wix.com/ugd/28bbe6_cb9326545441e663083cf35c83eeb79f.pdf

Listing ID: 2008-117