



ENCORE

REAL ESTATE BROKERAGE

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Investment & Rental Property Specialists



[\$1,500,000]

26 Unit Apartment Development

3209 & 3221 Stanford Lane & 708 Villa Park Drive | West Bend | Wisconsin | 53095

Sold by:

John Dyke, CCIM

Broker

Encore Real Estate
 Brokerage, LLC
 P.O. Box 774
 Merton, WI 53056

PROPERTY DESCRIPTION

(17) 2-Bedrooms
 (9) 3-Bedrooms
 1 Bath/Unit

- Taxes: \$25,670
- Tax Key #1119.094.0030 thru 1119.094.0032
- City/County: City of West Bend/Washington County
- Exterior: Brick & Shingle
- Roof: Composition
- Basements: Full
- Parking: Surface
- Zoning: RM-4
- Heat System: (26) Gas Fired Furnaces
- Water Heaters: (26) Electric Water Heaters
- Schools: West Bend
- Water/Sewer: Individual
- Flood Plain: No
- Lot Size: 2.19 Acres

SPECIAL FEATURES: Apartment development with two 8-family buildings and one 4-family building located in the western portion of West Bend. Situated in a quiet suburban neighborhood, within close proximity to schools and shopping. Buildings are of brick construction. Includes a nice mix of 2 and 3 bedroom apartment units. Units include separate utilities. Property includes coin laundry and is easy to manage. Won't last long! Inclusions: 26 stoves & 26 refrigerators.

Directions: US Highway 45 North to State Highway 33; West on State Highway 33 to Villa Park Drive; and North on Villa Park Drive approximately 1/4 mile. Property is located at the Southwest corner of Villa Park Drive & Stanford Lane.