



ENCORE

REAL ESTATE BROKERAGE

Phone: (262) 366-2526 / (414) 899-3537
Fax: (866) 671-0237
E-mail: Sales@EncoreWisconsin.com

Investment & Rental Property Specialists

\$220,000

B-2 ZONED SITE



3610 Michelle Witmer Memorial Drive | New Berlin | Wisconsin | 53151

Contact:

John Dyke, CCIM

Or Paul Rucinski

METRO MILWAUKEE OFFICE

N92 W17420 Appleton Ave, Suite 105
Menomonee Falls, WI 53051

WASHINGTON/DODGE COUNTY OFFICE

1530 Corporate Center Drive, Suite 6
West Bend, WI 53095

- **Approximate 35,280 SF Condominium Site**
- **Ready for Development w/Parking Lot & Landscaping Complete**
- **130 Parking Stalls Available & Shared w/ Adjacent Medical Office Building**
- **Includes Excellent Exposure**
- **Part of Major Commercial Node**
- **Surrounded by High Density Development (See Attached Aerial)**
- **Zoned B-2 (General Retail Sales & Service District) w/ a PUD Overlay**
- **Zoning Allows a Wide Variety of Retail/ Office Uses**

Directions: Take Moorland Road to National Avenue. Go East on National Avenue approximately 0.40 mile to Michelle Witmer Memorial Drive. Turn right and travel south to first intersection. Property is at Southeast corner of intersection.

Viewing Southeast Along Building Site



Viewing Northeast Across Building Site



Viewing Northwest Along Building Site



Viewing Southwest across Building Site

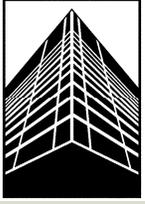


Viewing Northeast along Library Lane, Subject Site at Right



Viewing Southeast along Michelle Witmer Memorial Drive, Subject Site at Left





ENCORE

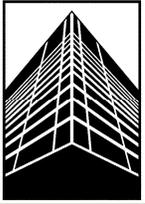
REAL ESTATE BROKERAGE

Phone: (262) 366-2526 / (414) 899-3537
Fax: (866) 671-0237
E-mail: Sales@EncoreWisconsin.com

Investment & Rental Property Specialists



3610 Michelle Witmer Memorial Drive | New Berlin | Wisconsin



ENCORE

REAL ESTATE BROKERAGE

Phone: (262) 366-2526 / (414) 899-3537
Fax: (866) 671-0237
E-mail: Sales@EncoreWisconsin.com

Investment & Rental Property Specialists



3610 Michelle Witmer Memorial Drive | New Berlin | Wisconsin