



ENCORE

REAL ESTATE BROKERAGE

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

Investment & Rental Property Specialists



Northwest Corner of State Highway 36 & English Settlement Road | Rochester | Wisconsin

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

- List Price is Thousands Below Assessed Value
- Lot 2 = 2.37 Acres / Lot 3 = 2.11 Acres
- Zoned B-5/PUD (Mixed Use Business District)
- Ideal Location for a Retail or Professional Office Use
- Excellent Exposure with a Combined ADT Count of 17,600 Vehicles
- All Offsite Improvements are Complete
- Available Utilities = Municipal Sewer, Shared Well, Electric, Gas & Telephone
- Surrounded by Commercial Development, Duplex Condos & Case Eagle Park
- Lots are Good Candidates for 4-Family or Duplex Development

Directions: Take State Highway 36 from the Milwaukee Metropolitan Area. Travel southwest to the southern end of the Village of Rochester. Property is at the Northwest corner of State Highway 36 and English Settlement Road (County Highway J).

Viewing in a Northwesterly Direction At Subject Lots



Viewing in a Southwesterly Direction At Subject Lots



View of Lot 2 - From Oak Hill Circle



View of Lot 3 - From Oak Hill Circle



Viewing Northeast at Subject Lots from Adjacent Land



Viewing Northeast Along State Hwy 36, Subject at Left



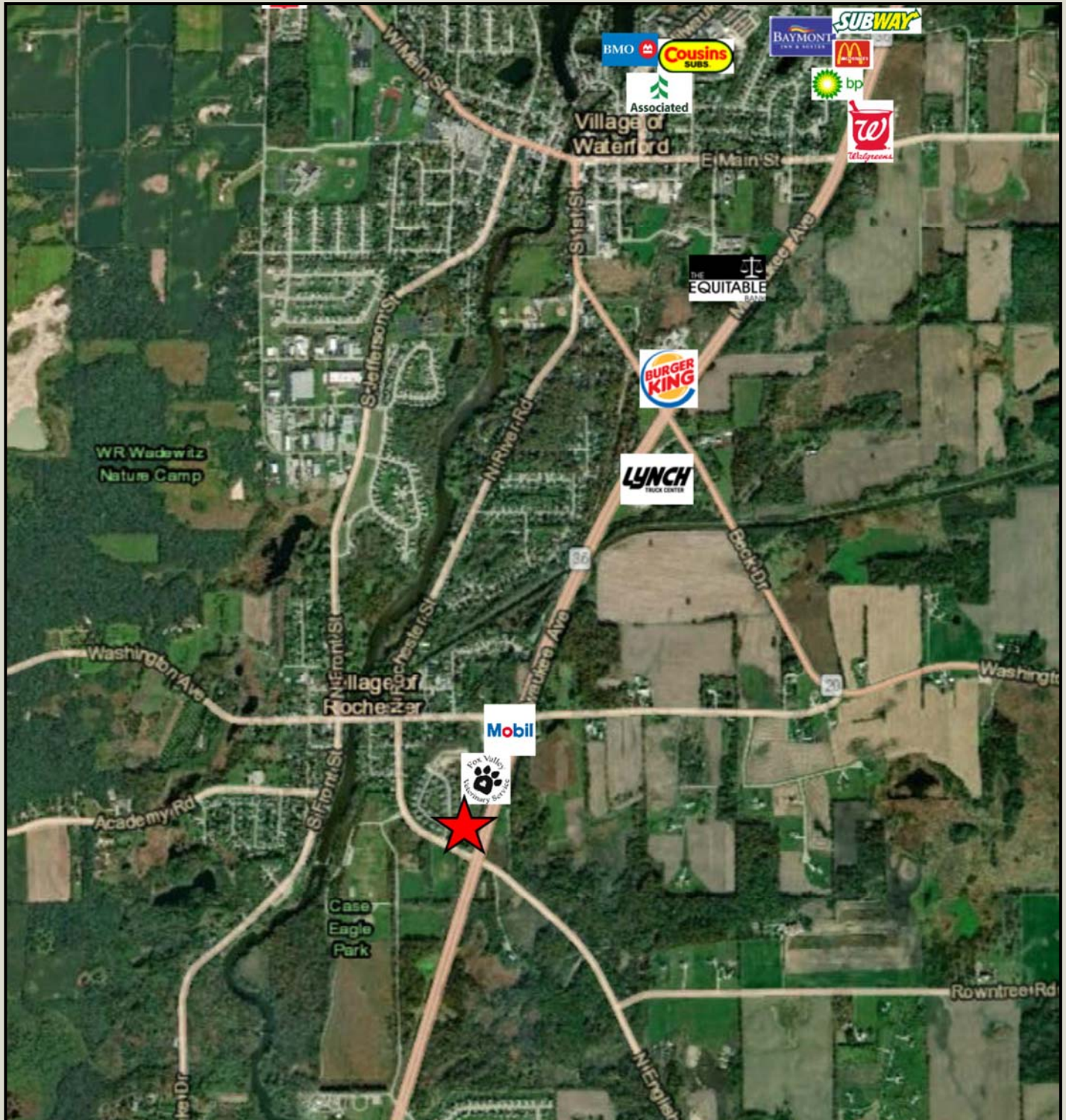


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