

FOR SALE

**N94W17842 APPLETON AVE
MENOMONEE FALLS, WI 53051**

ShoreWEST
REALTORS®

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Specifications

Price: \$625,000

Parcel: MNFV0013996

Zoning: C4

Land Acres: 1.34 Acres

Parking Spaces: 10 +

Contact

Daniel Weber

262.689.5827

dweber@shorewest.com



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This high visibility site has over 230 feet of frontage on Appleton Avenue. 3 tenths of a mile from the Appleton Avenue/County Line Road intersection. Car count exceeds 13,400. 1.34 acres allow a multitude of development possibilities. Zoned C4. Very few parcels remain in this area to develop. Currently there is a 1452 square foot home and 3 outbuildings 24 x 26, 18 x 16, and 20 x 28. This would allow income generation while plans are being made. Broker Owned.

Daily Traffic Count

Collection Street	Cross Street	Traffic Vol	Last Measur...	Distance
Appleton Ave	Premier Ln NW	13,426	0	0.06 mi
River Crest Dr	Shady Ln N	8,973	0	0.17 mi
County Line Rd	Shady Ln E	21,071	0	0.22 mi
County Line Rd	Rivercrest Dr W	27,934	0	0.29 mi
County Line Rd	Emmer Rd W	29,873	0	0.38 mi
County Line Road	Richfield Way W	30,821	0	0.38 mi
County Line Rd	Bancroft Dr W	16,061	0	0.42 mi
County Line Rd	Emmer Rd S	5,640	0	0.42 mi
Water St	Co Rd Q E	8,437	0	0.50 mi
Appleton Ave	Orchard Dr NW	12,160	0	0.52 mi

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