



MENASHA, WI

# Development Site

SCOOTER'S COFFEE ADJACENT  
DEVELOPMENT SITE



**CP PARTNERS**  
COMMERCIAL REAL ESTATE

In Association with ParaSell, Inc. | A Licensed Wisconsin Broker  
#938545-91



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# 1.62 Acre Development Site

1165 APPLETON RD., MENASHA, WI 54952 

PRICE **\$175,000**

LOT SIZE (SF) 70,567 SF

LOT SIZE (AC) 1.62 AC

ZONING C1



**Development Parcel Centered  
Between Scooter's Coffee and  
Dollar General**

With **strong traffic counts on Highway 47** there is varied potential. Reach out to broker to discuss **flexible possibilities** with the site.





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