



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.



-  GOVERNMENT OFFICE
-  ELEMENTARY/
MIDDLE SCHOOL
-  HIGH SCHOOL
-  GOLF COURSE
-  SPORTS COMPLEX



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