


Address: 2347 Silvernail Rd Pewaukee, Wisconsin 53072-5402 Taxed by: Waukesha		MLS #: 1943737
	Property Type: Comm/Industrial Status: Active Taxes: \$3,374.41 County: Waukesha Seller Offers Concessions:	List Price: \$325,000 Tax Key: 2910974040 For Sale/Lease: For Sale Or For Lease Est. Acreage: 1 Tax Year: 2024 Days On Market: 20
	Est. Total Sq. Ft.: 2,441 Lot Description: Commercial Condo Flood Plain: No Occ. Permit Required: Zoning: Commercial	Est. Year Built: 1991 Year Established: Parking: 160 Occupied: N
	Bus/Com/Ind: Business Name of Business: Industrial Park Name: Silvernail Village Lease Amount: \$14 / SF/year NNN Avg Rent/SqFt: \$0	Sched. Gross Income: \$0 Gross Operating Inc: \$0 Net Operating Income: \$0 Total Operating Exp: \$0 Vacancy Allowance: \$
	Directions: I-94 to Highway T (Grandview Ave) exit. South one block to Silvernail, then west 1/3 mile to SILVERNAIL VILLAGE. Suite 2347 faces the street, just west of Plaza Garibaldi Restaurant. Coordinates:	

Type Commercial:	Retail; Office(s); Special Purpose; Professional Service	Heating/Cooling:	Natural Gas; Central Air; Forced Air
Location:	Shopping Center; Business District	Water/Waste:	Municipal Water; Municipal Sewer
# of Stories:	1	Municipality:	City
Proximity to HWY:	0-1 Miles	Miscellaneous:	440 Volt Power; Handicap Access; Handicap Equipped
Road Frontage:	Town/City Road; High Visibility; Paved Road; Paved Lot; Mall Frontage	Occupied:	Vacant
Exterior:	Brick	Basement:	None
Roofing:	Composition	Expenses Include:	None
Avg Ceiling Height:	11'-15'	Documents:	Floor Plans; Other
Truck Door Height:	No Truck Door	Occupancy:	Immediate

Remarks: Commercial Condo FOR SALE or LEASE. HIGHLY VISIBLE Pewaukee/Waukesha 2,441 sq foot space in SILVERNAIL VILLAGE. It's just 1/3 mile west of interchange I-94 & Hwy T (23,000 vehicles daily) on Silvernail Rd (8,000 vehicles daily). Move your business to this High-End location in the same shopping center as Plaza Garibaldi Restaurant. PERFECT for professional, medical, retail, salon, and wellness services. Features reception area, a suite of 10 private offices, a conference room. and kitchen area. This cheery, bright, end-unit has windows on 3 sides. The center has over 160 parking spaces and condo fees of \$597/mo. Buy at \$325,000 (\$133/sf) or Lease at \$14.00 NNN. Ample electricity because unit was once a tanning salon. NEARBY: Metro Market, Starbucks, Ingleside Hotel, Wauk County Airport.

Inclusions: Noisy Refrigerator without warranty of any kind.

Listing Office: RE/MAX Service First: of24000	LO License #: 938862-91
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Full Report
Property Location : 2347 Silvernail Rd

Owner:

Teuteberg-Meyers Re Llc
209 N Charles St
Waukesha, WI 53186

Owner Occupied:

Property Address:
2347 Silvernail Rd
Waukesha, WI 53072-5402

County: Waukesha

Taxed by: City Of Waukesha
Taxkey # 2910974040

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2024	Commercial	\$ 122,300	\$ 96,800	\$ 219,100	0.000-		0.920722137
2023	Commercial	\$ 122,300	\$ 96,800	\$ 219,100	5.999↑		0.965903047
2022	Commercial	\$ 75,000	\$ 131,700	\$ 206,700	0.000-		0.784957930
2021	Commercial	\$ 75,000	\$ 131,700	\$ 206,700	0.000-		0.873855597
2020	Commercial	\$ 75,000	\$ 131,700	\$ 206,700			0.951010581

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2024	\$3,384.84	\$48.43		\$3,336.41			\$38.00	\$3,374.41
2023	\$3,318.21	\$50.78		\$3,267.43			\$38.00	\$3,305.43
2022	\$4,148.09	\$50.75		\$4,097.34			\$38.00	\$4,135.34
2021	\$4,274.48	\$56.22		\$4,218.26			\$38.00	\$4,256.26
2020	\$4,086.78	\$57.01		\$4,029.77		\$38.00		\$4,067.77

Assessor

Building Square Feet :	Year Built :	Township :	7N
Bedrooms :	Year Remodeled :	Range :	19E
Full Baths :	Effective Year Built :	Section :	29
Half Baths :	Air Conditioning :	Quarter :	
Total Rooms :	Fireplace :	Pool :	
Number of Stories :	Number of Units :	Attic :	
Building Type :	Basement :		
Exterior Wall :	Heat :		
Exterior Condition :	Garage :		
Land Use :	School District :	6174 Waukesha	
Zoning :	Historic Designation :		

Legal Description

Unit 2347 & 2349 Silvernail Village Shopping Center CONDOS(R1320/497) Pt NW1/4 Sec 28 & NE1/4 Sec 29T7N R19E Doc No 4755131 Except Doc No 2826764

Sales

Conveyance Date :	2/13/2024	Date Recorded :	2/14/2024	Value/Sale Price :	\$ 295,000.00
Grantor Name :	Wellneuro Enterprises, Llc			Transfer Fee :	\$ 885.00
Grantee Name :	Teuteberg-Meyers Real Estate Llc			Document# :	4755131
Conveyance Instrument :	Other Instrument	Conveyance Type :	Sale Or Land Contract		

The information contained herein is provided for general information purposes only. If any of the above information is material or being utilized to determine whether to purchase the property, the buyer should personally verify same or have it confirmed by a qualified expert. The information to independently verify and confirm includes but is not limited to total square footage formula, total square footage / acreage figures, land, building or room dimensions and all other measurements of any sort or type. Equal housing opportunity listing.
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Prepared by Danielle Knutson - Licensed Administrator on Monday, December 08, 2025 3:16 PM.