

Address: 3460 Town Hall Rd Kewaskum, Wisconsin 53040-9469 Taxed by: Barton

MLS #: 1942354



Property Type: Comm/Industrial  
Status: Active  
Taxes: \$1,822.44  
County: Washington  
Seller Offers Concessions:

List Price: \$624,900  
Tax Key: T2046000B  
For Sale/Lease: For Sale Only  
Est. Acreage: 0.92  
Tax Year: 2024  
Days On Market: 3

Est. Total Sq. Ft.: 5,054  
Flood Plain: No  
Occ. Permit Required:  
Zoning: Commercial

Est. Year Built: 1985  
Year Established:  
Parking: 20  
Occupied: N

Bus/Com/Ind: Commercial  
Name of Business:  
Industrial Park Name:  
Lease Amount: \$ /  
Avg Rent/SqFt: \$0

Sched. Gross Income: \$0  
Gross Operating Inc: \$0  
Net Operating Income: \$0  
Total Operating Exp: \$0  
Vacancy Allowance: \$

Directions: HWY 45, West on HWY D, North on Friendly Dr, West on Town Hall Rd

Coordinates:

Type Commercial: Warehouse; Professional Service; Other

Heating/Cooling: Propane Gas

Location: Free Standing

Water/Waste: Private Well; Septic System

# of Stories: 1; 2

Municipality: Town

Proximity to HWY: 0-1 Miles

Miscellaneous: Rest Rooms

Road Frontage: Town/City Road

Occupied: Vacant

Exterior: Steel Siding

Basement: Walk Out/Outer Door

Roofing: Metal

Expenses Include: None

Avg Ceiling Height: 11'-15'

Documents: Listing Contract

Truck Door Height: 9'-12'

Occupancy: Immediate

Remarks: Prime industrial opportunity in Kewaskum! This well-maintained property offers a total of approx. 5,054 SF across two buildings, plus an additional 2,053 SF of mezzanine space. Building 1 features approx. 1,620 SF; Building 2 offers approx. 3,434 SF. Conveniently located just 2 minutes from Hwy 45 and 10 minutes from I-41, the site provides easy access for distribution and service operations. Property highlights include multiple drive-in doors (one 22'), floor drains, radiant heat systems, ample power supply, and generous outdoor storage. Excellent opportunity for owner-users or investors.

Private Remarks: Earnest money to be held at Abstract & Title Company 410 Hawthorn Dr West Bend WI 53095

Showing Information: See showing times in MLS

Excl. Agency Contract: N

Broker Owned: N

Electronic Consent: Yes

Listing Date: 11/08/2025

Limited/Unserviced: No

Named Prospects: N

Expiration Date: 06/30/2026

Listing Office: Boss Realty, LLC: schmidt

Listing Agent: Thomas J Zernia : 18270

LA Address: 135 N 6th Ave

Ph: 262-689-0022

Ph: 262-689-0022 Cell:

West Bend, WI 53095

Fax:

Fax:

LO License #: 937712-91

URL: [http://Boss Realtyllc.com](http://BossRealtyllc.com)

Email: [tom.zernia@bossrealtyllc.com](mailto:tom.zernia@bossrealtyllc.com)

LA License #: 57451-90



# Full Report

Property Location : 3460 Town Hall Rd

**Owner:**

Fcc Enterprises Llc  
1097 Fairfield Ct  
West Bend, WI 53090

**Owner Occupied:**

**Property Address:**  
3460 Town Hall Rd  
Barton, WI 53040-9469

**County:** Washington  
**Taxed by:** Town Of Barton  
**Taxkey #** T2 046000B

**Assessments**

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2024	Commercial	\$ 40,000	\$ 106,700	\$ 146,700	0.000-	0.920	0.678869193
2023	Commercial	\$ 40,000	\$ 106,700	\$ 146,700	0.000-	0.920	0.681505940
2022	Commercial	\$ 40,000	\$ 106,700	\$ 146,700	0.000-	0.920	0.779741057
2021	Commercial	\$ 40,000	\$ 106,700	\$ 146,700	0.000-	0.920	0.883262089
2020	Commercial	\$ 40,000	\$ 106,700	\$ 146,700		0.920	0.909707849

**Taxes**

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2024	\$1,878.30	\$55.86		\$1,822.44				\$1,822.44
2023	\$1,696.85	\$46.76		\$1,650.09				\$1,650.09
2022	\$1,782.67	\$54.12		\$1,728.55				\$1,728.55
2021	\$1,909.63	\$59.78		\$1,849.85				\$1,849.85
2020	\$1,896.97	\$56.61		\$1,840.36				\$1,840.36

**Assessor**

<b>Building Square Feet :</b>	<b>Year Built :</b>	<b>Township :</b>	12N
<b>Bedrooms :</b>	<b>Year Remodeled :</b>	<b>Range :</b>	19E
<b>Full Baths :</b>	<b>Effective Year Built :</b>	<b>Section :</b>	34
<b>Half Baths :</b>	<b>Air Conditioning :</b>	<b>Quarter :</b>	
<b>Total Rooms :</b>	<b>Fireplace :</b>	<b>Pool :</b>	
<b>Number of Stories :</b>	<b>Number of Units :</b>	<b>Attic :</b>	
<b>Building Type :</b>	<b>Basement :</b>		
<b>Exterior Wall :</b>	<b>Heat :</b>		
<b>Exterior Condition :</b>	<b>Garage :</b>		
<b>Land Use :</b>	<b>School District :</b>	6307 West Bend	
<b>Zoning :</b>	<b>Historic Designation :</b>		

**Legal Description**

Pt Of Sw Ne Csm 2596 Par 1 Doc 903440

**Sales**

<b>Conveyance Date :</b>	9/28/2001	<b>Date Recorded :</b>	10/10/2001	<b>Value/Sale Price :</b>	\$ 129,900.00
<b>Grantor Name :</b>	Zahn Joseph M	<b>Transfer Fee :</b>		<b>Document# :</b>	903440
<b>Grantee Name :</b>	Fcc Enterprises Llc	<b>Conveyance Type :</b>			
<b>Conveyance Instrument :</b>	Warranty / Condo Deed				

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 Thomas J Zernia on Monday, November 10, 2025 8:11 AM.