

FOR SALE

**2705 E WASHINGTON ST
WEST BEND, WI 53095**

ShoreWEST
REALTORS®

shorewest.com EHO

Specifications

List Price: \$169,900

Parcel: 291 11201810019

Zoning: B1

Land Acres: 1.11

Contact

Daniel Weber

262.689.5827

dweber@shorewest.com



FOR SALE

2705 E WASHINGTON ST
WEST BEND, WI 53095



shorewest.com EHO

Prime 1.11-acre lot in the Wingate Creek Business Center, zoned B-1 Community Business District. Located on State Hwy 33 with excellent visibility and a daily traffic count of over 11,000 vehicles. Anchored by a Piggly Wiggly grocery store and gas station, this site offers strong foot traffic and business synergy. Ideal for retail, office, medical, or service use. Flat, buildable land with easy access to downtown West Bend and Hwy 45. Great opportunity to join a thriving commercial corridor.

Daily Traffic Count

Collection Street	Cross Street	Traffic Vol.	Last Measured
E Washington St	N Trenton Rd E	10,522	2025
State HWY 33	Chopper Dr E	8,474	2025
N Trenton Rd	E Washington St S	2,776	2025
E Washington St	Municipal Dr W	14,627	2025

FOR SALE

2705 E WASHINGTON ST
WEST BEND, WI 53095

ShoreWEST
REALTORS®

shorewest.com EHO

