Vacant Land **945 BELL Avenue** **Lot #** **City of Hartford** List Price **$299.900**

50320174 **Active-No Offer** **HARTFORD , WI 53027** 01/20/2026 09:49 AM

1.03 Acre Commercial Lot

County	Washington	**Deeded Access**	No
Tax Municipal Sub-Area	None	**Restrictive Covenant(s)**	No
School-District	Hartford UHS	**Flood Plain**	No
Subdivision Name		**Certified Survey Avail**	
Tax Net Amt	$3,674.00	**Approved Plat Map**	
Tax Year	2025	**HOA Annual Fee**	No
Tax ID	36_2104013003	**Assoc Fee-Annual**	
Assessments Total			
Assessment Year			
Special Assessments			

Description	Data	Data Source	Description	Data	Data Source	Other	
Acres Est	1.03	Assessor/Public Record	**Wetland Acreage Est**		**Source-Wetland Acres**	**Builder Exclusive**	No
Lot Dimensions Est			**Pasture Acreage Est**		**Source-Pasture Acres**	**Builder Name**	
Lot SQFT Est			**Tillable Acreage Est**		**Source-Tillable Acres**		
			Wooded Acreage Est		**Source-Wooded Acres**		

Water Frontage	No	**School-Elementary**	
Water Body Name		**School-Middle**	
Water Type		**School-High**	
Est Water Frontage		**Water Features - Others?**	No
Source-Water Frontage			

Directions Hwy 60 to Wilson Ave, South to Parcel on the Corner of Bell & Wilson

Remarks-Public 1.03 Acre Commercial Lot w/ Excellent Visibility in a Great Location One Block off of Hwy 60 in Hartford For Sale! This parcel is Zoned B-2, Community Business District allowing a variety of Retail, Office, or Professional Uses and is surrounded by Thriving Businesses and very close to a Residential Development. This is a great opportunity for any investor or owner user looking to build in a growing community. Call now to secure this location for your business!

ZONING Commercial
UTIL AVAIL TO PARCEL(S) Cable, Electric, Natural Gas, High Speed Internet Avail
WATERSYSTEMAVAIL/INSTALLD Municipal Water Avail
WASTE DISPOSAL SYSTEM Municipal Sewer Avail
LOT DESCRIPTION City, Corner

IMPROVEMENTS (ON SITE) Existing Curb Gutters, Sidewalks
ROADS Paved
DOCUMENTS ON FILE Seller Condition Report, Tax Bill

Prepared by:

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Selling Price	
Close Date	
Type Of Sale	
Financing Type	
Seller Allowance Amount	
CloseInfo	
Buyer Inducements	
Misc Closed Info 2	
BrkErn$	Yes
Ern$Name	

Listed by: **42280** **105064** **Zellner Real Estate**
Co-Listed by:
Sold By:

Days On Market 5
Electronic Consent Yes
LicInt No

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