

**FOR SALE**

**N9450 MOHAWK DR  
THERESA, WI 53091**

**ShoreWEST**  
REALTORS®

shorewest.com EHO

## Specifications

**List Price: \$4,000,000**

**Parcel: 04212170141000**

**Zoning: C-1**

**Land Acres: 7.87**

**Parking Spaces: 52**

## Contact

**Daniel Weber**

**262.689.5827**

**dweber@shorewest.com**



# FOR SALE

## N9450 MOHAWK DR THERESA, WI 53091

**ShoreWEST**  
REALTORS®

shorewest.com EHO

Position your business for success with this standout 23,700 square foot facility, strategically located along Interstate 41 with over 30,000 vehicles passing daily. Set on 7.8 acres, this fully renovated property (2022-2023) offers exceptional visibility, modern infrastructure, and ample on-site parking.

The main level welcomes visitors with a professional reception area and offers multiple office wings and conference rooms, ideal for a variety of business operations. The upper level features a full-service cafeteria, commercial kitchen, and a spacious outdoor balcony, perfect for team breaks or events. The lower level includes a large meeting/lounge space and several training rooms, garage storage, plus bathrooms equipped with showers for added convenience.

All three levels are accessible by elevator and equipped with dedicated restroom facilities. A newly installed geothermal heating and cooling system ensures energy efficiency year-round.

Whether you are expanding, relocating, or investing, this high-traffic, high-function property offers the space, location, and features to elevate your operations.

## Daily Traffic Count

### Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Measured	Distance
Not Available	Not Available No	425	2020	0.11 mi
Co Hwy H	Badger Ln S	244	2025	0.45 mi
State Hwy 28	Skyline Dr NW	2,159	2025	0.74 mi
Farm Ln	Skyline Dr W	1,975	2025	0.84 mi
County Road H	Superior Dr N	614	2018	1.26 mi
Co Rd H	Superior Dr N	215	2025	1.26 mi
Farm Ln	Saint Killian Dr E	1,977	2025	1.44 mi
US Hwy 41	Mohawk Rd SE	31,054	2025	1.51 mi
State Hwy 28	Pole Rd E	2,899	2025	1.82 mi
I- 41	Soo Rd NW	629	2025	1.89 mi

FOR SALE

**N9450 MOHAWK DR  
THERESA, WI 53091**

**ShoreWEST**  
REALTORS®

shorewest.com EHO



FOR SALE

**N9450 MOHAWK DR  
THERESA, WI 53091**

**ShoreWEST**  
REALTORS®

shorewest.com EHO



FOR SALE

N9450 MOHAWK DR  
THERESA, WI 53091

ShoreWEST  
REALTORS®

shorewest.com EHO



FOR SALE

N9450 MOHAWK DR  
THERESA, WI 53091

ShoreWEST  
REALTORS®

shorewest.com EHO



FOR SALE

N9450 MOHAWK DR  
THERESA, WI 53091

ShoreWEST  
REALTORS®

shorewest.com EHO



FOR SALE

N9450 MOHAWK DR  
THERESA, WI 53091

ShoreWEST  
REALTORS®

shorewest.com EHO



FOR SALE

N9450 MOHAWK DR  
THERESA, WI 53091

ShoreWEST  
REALTORS®

shorewest.com EHO

