

Address: 6417 Stockhausen Ln West Bend, Wisconsin 53095-2807 **Taxed by:** Trenton **MLS #:** 1975638



Property Type: Comm/Industrial
Status: Active
Taxes: \$6,204.64
County: Washington
Seller Offers Concessions:

List Price: \$2,250,000
Tax Key: T11050700K
For Sale/Lease: For Sale Only
Est. Acreage: 1.3
Tax Year: 2025
Days on Market: 1

Est. Total Sq. Ft.: 16,330
Flood Plain: No
Occ. Permit Required:
Zoning: Manufacturing

Est. Year Built: 1996
Year Established:
Parking: 15
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 43, to Hwy 33, West, South on Stockhausen Lane

Coordinates:

Type Commercial: Manufacturing

Heating/Cooling: Natural Gas; Electric

Location: Free Standing

Water/Waste: Private Shared Well; Septic System; Other

of Stories: 2

Municipality: Town

Proximity to HWY: 0-1 Miles

Miscellaneous: Loading Dock; Other

Road Frontage: Town/City Road

Occupied: Not Vacant

Exterior: Steel Siding; Other

Basement: None

Roofing: Metal

Expenses Include: Other

Avg Ceiling Height: 8'-10'; 16'-20'

Documents: Listing Contract; Seller Condition

Truck Door Height: 9'-12'; 13'-15'

Occupancy: See Listing Broker

Remarks: Rare Two-Tenant Commercial Opportunity Currently configured as a two-tenant property, this versatile commercial space offers approximately 12,860 SF of warehouse space along with 3,470 SF of office space. The combination of substantial warehouse capacity and dedicated office areas provides flexibility for a variety of business and industrial uses. 2 loading docs. Spaces like this are hard to come by. This is an excellent opportunity for an owner-user, investor, or business looking for functional warehouse and office space in one property.

Private Remarks: Earnest money to be held at Abstract & Title Comany 410 Hawthorn Dr West Bend WI 53095 Allow 24 hrs for showingsn for tenant notification

Showing Information: See aligned showing times in MLS

Excl. Agency Contrct: N

Broker Owned: N

Electronic Consent: Yes

Listing Date: 08/11/2026

Limited/Unserviced: No

Named Prospects: N

Expiration Date: 06/30/2027

Listing Office: Boss Realty, LLC: schmidt

Listing Agent: Thomas Zernia : 18270

LA Address: 135 N 6th Ave

Ph: 262-689-0022

Ph: 262-689-0022 **Cell:** 262-689-0022

West Bend, WI 53095

Fax:

Fax:

LO License #: 937712-91

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

Email: tom.zernia@bossrealtyllc.com

LA License #: 57451-90



Full Report

Property Location : 6417 Stockhausen Ln

Owner:

Wwj Llc
6417 Stockhausen Ln
West Bend, WI 53095

Owner Occupied: Yes

Property Address:
6417 Stockhausen Ln
Trenton, WI 53095-2807

County: Washington
Taxed by: Town Of Trenton
Taxkey # T11 050700K

Assessments

Assessment Year	Property Class	Land Assessment	Improvement Assessment	Total Assessment	Percent Of Change	Acres	Ratio
2025	Manufacturing	\$ 73,200	\$ 568,000	\$ 641,200	-3.405 ↓	1.300	0.874819981
2024	Manufacturing	\$ 81,100	\$ 582,700	\$ 663,800	21.977 ↑	1.300	0.969288918
2023	Manufacturing	\$ 66,500	\$ 477,700	\$ 544,200	-2.839 ↓	1.300	0.794542594
2022	Manufacturing	\$ 67,100	\$ 493,000	\$ 560,100	-11.475 ↓	1.300	0.858228336
2021	Manufacturing	\$ 75,800	\$ 556,900	\$ 632,700		1.300	0.998597591

Taxes

Tax Year	Total Tax	First Dollar	Lottery Credit	Net Tax	Special Taxes	Special Assessment	Special Charges	Full Pay Amount
2025	\$6,259.90	\$55.26		\$6,204.64				\$6,204.64
2024	\$5,960.23	\$55.86		\$5,904.37				\$5,904.37
2023	\$5,402.64	\$46.76		\$5,355.88				\$5,355.88
2022	\$5,978.17	\$54.12		\$5,924.05				\$5,924.05
2021	\$6,999.36	\$59.78		\$6,939.58				\$6,939.58

Assessor

Building Square Feet :	Year Built :	Township :	11N
Bedrooms :	Year Remodeled :	Range :	20E
Full Baths :	Effective Year Built :	Section :	18
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 :	6307 West Bend	
Zoning :	Historic Designation :		

Legal Description

Pt Of Gl 2 In Pt Nw Ne Csm 5684 Par 3 Doc 1024314+1029887

Sales

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. Copyright 2026 by Multiple Listing Service, Inc. See [copyright notice](#). Prepared by Thomas Zernia on Tuesday, August 11, 2026 10:52 AM.