

# 5732 W Rawson Ave

5732 W Rawson Ave, Franklin, WI 53132



Presented by  
Luna Listings



## Price: \$2,500,000

Don't miss this opportunity! 13 flat, open acres with approx. 800 feet of CTY BB/Rawson Ave frontage and dedicated left turn land into property for sale. Ideal for heavy trucks and/or lots of traffic (retail, gym, etc). High traffic location averaging 17,500 daily vehicles! 5 miles from I-94 freeway access! 45 minutes to Illinois border. Municipal sewer and municipal water ON property. Currently zoned M1 (light industrial) with a B-2 (general commercial) overlay. This location IS ideal for any type of business from Industrial to Retail, from Offices to Restaurants. A beautiful nature preserve with Root River and the Oak Leaf Recreational Trail abuts property to the West! To the East is a newly built office/mixed use space! Per City of Franklin current owner occupied home on property CAN used as a "non-conforming" homestead but can not be added to or rebuilt as residential. 30X36 Utility Garage also on lot. Portion of the property is in a flood plain per seller flood insurance is NOT required. See attached documents.

For more listing information visit

<https://www.loopnet.com/Listing/5732-W-Rawson-Ave-Franklin-WI/23486964/>

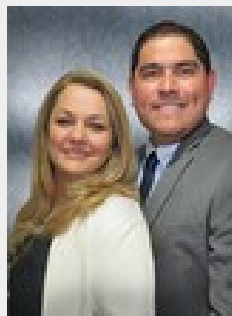
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Sold As-Is. Seller would like 90 days to clear out belongings.

- 800 feet of County Road Frontage
- Dedicated Left Turn Lane
- Abuts Nature Preserve
- Growing Community



**Jennifer Luna**

[jenniferluna@lunalistings.com](mailto:jenniferluna@lunalistings.com)

(262) 674-8282

**Luna Listings**

4647 108th St  
Greenfield, WI 53228



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## Property Photos



5732 W Rawson CTY BB For Sale Luna Listings



Commercial Oppportunity Franklin WI Rawson CTY BB Luna Listings

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## Property Photos



5732 Rawson Ave Quarry Across the Street For Sale Luna Listings



5732 Rawson CTY BB For SALE Nature Preserve Recreational Trail Multi Unit Commercial Possibilities Luna Listings

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## Property Photos



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## Property Photos



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## Property Photos



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## Location

