

SITE SPECIFICATIONS

**1824 MaCauley Ave
Rice Lake, Wisconsin
Barron County**

DESCRIPTION:

Commercial / Industrial
Building with Office,
Warehouse and
Manufacturing Space.



- | | | |
|----------------------------------|-----------------------------------|----------------------------------|
| ▶ Zoning: Industrial | ▶ Sale/Lease: Optional | ▶ Total Price: \$394,9000 |
| ▶ Price PSF: Approx. \$34 | ▶ Taxes: \$9,397.21 (2010) | ▶ Assessment: \$403,500 |

BUILDING FEATURES

- Description of Boundaries: OL 261-5 PRT
OUTLOT 261 LOT 1 CSMVOL 13 PG 69
OUTLOTS CITY OF RICE LAKE
- BLDG. Type: Masonry/Steel
- Year Built: Original Unknown, Addition
1993
- Total Size: 11,460
- Occupancy: None
- Ceiling Height: Addition 14'
- Lot Size: Approx. .85 Acres
- Dimensions: Approx. 293' x 140'
- Parking: At-Grade, ready for Paving
- Permitted Uses: Manufacturing
- Present Use: Vacant/Storage

UTILITIES

- Electric: Large Electric Service
- Gas: City
- Sewer: City
- Water: City
- Telecom: Yes

SITE CHARACTERISTICS

- Physical Attributes: Well Drained, Ready to
Pave
- Visibility: Great Location

**TERMS: SALE PRICE \$394,900 INCLUDES LAND AND BUILDING.
SELLER WILL LEASE OR LEASE WITH OPTION TO PURCHASE**

Mid States Development, Inc.

"Commercial Real Estate Specialists"

Broker

Mid States Development, Inc.
475 Chippewa Mall Dr, Ste 335
Chippewa Falls, WI 54729
Phone 715-723-2223

www.MidStatesDevelopment.com

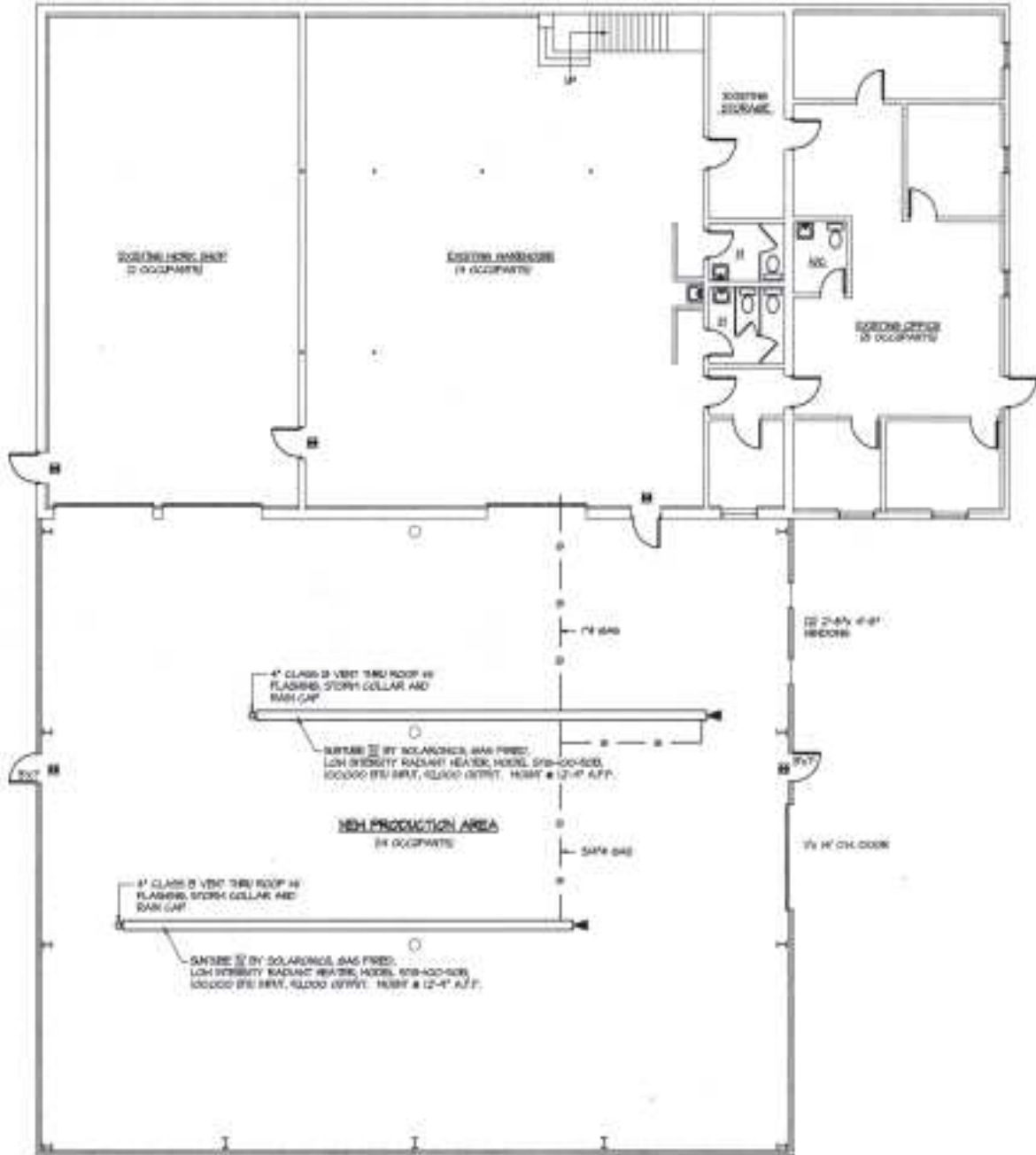


Contact

**DAVID
SANDERS**

715-723-2223 ext 12

dsanders@midstatesdevelopment.com



For More Information Contact:

DAVID SANDERS

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