

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: \$465,000.00 |
| ▶ Price PSF: Approx. \$40 | ▶ Taxes: \$5,366.29 (2008) | ▶ Assessment: \$369,900.00 |

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: 11,400
- 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
- Improvements: Purchase Price Includes
\$9,500.00 Allowance for Paving

**TERMS: SALE PRICE \$465,000.00 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

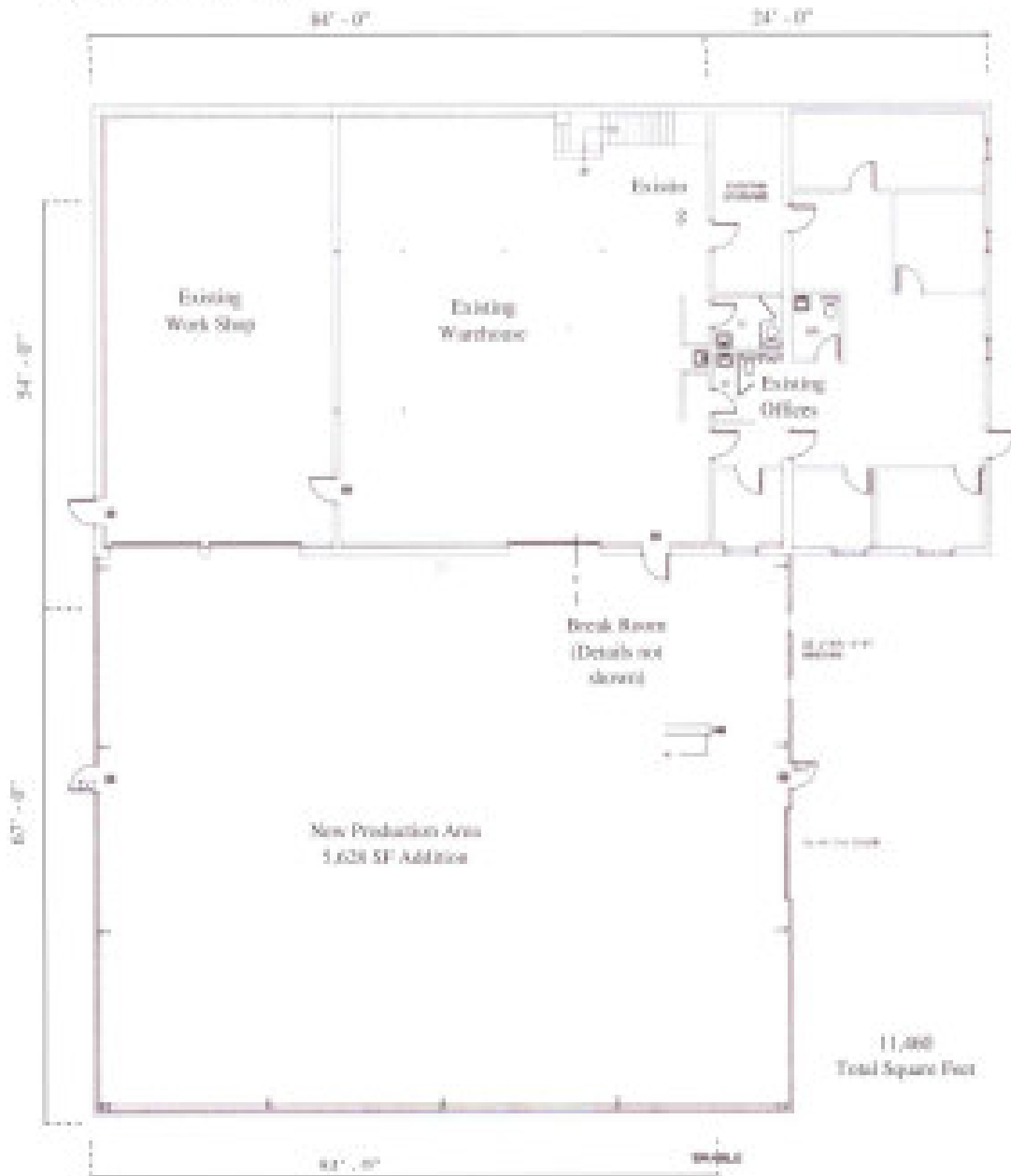
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Rice Lake, Wisconsin



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