



IAG COMMERCIAL
REAL ESTATE

XCEL SERVICE CENTER

Industrial Property



FOR SALE

902 Pine Street East
St. Croix Falls, WI
54024



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PROPERTY OVERVIEW

Discover a versatile industrial property ideal for service-oriented operations or contractor use. The Xcel Service Center is a well-located, single-tenant facility featuring a main office/shop building with drive-in maintenance bays and a secondary storage structure - just 1,000 feet off of I-8 and in close proximity to the MN-WI border. Situated on 0.92 acres with approximately 26,512 SF of fenced-in industrial outdoor storage, the property offers functionality, visibility, and flexibility.

The main service building totals approximately 2,871 SF and includes an office area, restroom, mezzanine, and a large warehouse/shop space:

- Two 14' x 8' drive-in doors
- 17' clear height
- 3 shop heaters, baseboard heat in the office, and a window A/C unit

A separate storage building adds 1,550 SF of space:

- Two drive-in doors (14' x 8' and 10' x 8')
- 16' clear height
- Please note, this structure is uninsulated and not equipped with heating or air conditioning.

Address:	902 Pine Street E St. Croix Falls, WI 54024
	4,421 SF
Square Footage:	Main Building: 2,871 SF Storage Building: 1,550 SF
Acreage:	0.92 acres
Clear Height:	Main Building: 17' Storage Building: 16'
List Price:	\$425,000
Zoning:	Industrial
County:	Polk

PROPERTY FEATURES

- City sewer & water
- Indoor scale
- Floor drain
- Janitor's basin
- Drinking fountain
- Water heater (2008)



Location Facts & Demographics

Demographics are determined by a 10 minute drive from 902 Pine St, St Croix Falls, WI 54024

CITY, STATE

St Croix Falls, WI

POPULATION

5,913

AVG. HH SIZE

2.53

MEDIAN HH INCOME

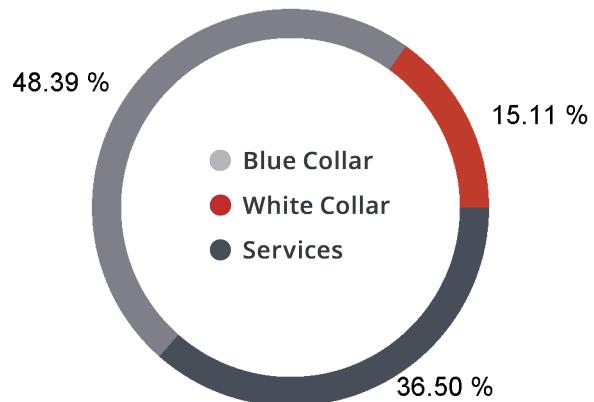
\$62,582

HOME OWNERSHIP

Renters:  **599**

Owners:  **1,784**

EMPLOYMENT



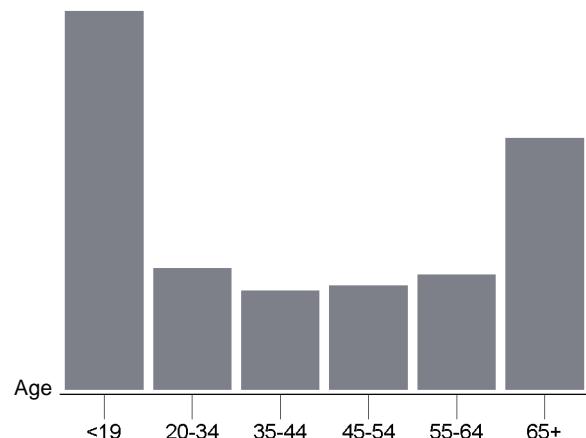
51.65 %
Employed **2.12 %**
Unemployed

EDUCATION

High School Grad: **36.70 %**
Some College: **24.97 %**
Associates: **7.42 %**
Bachelors: **19.56 %**

GENDER & AGE

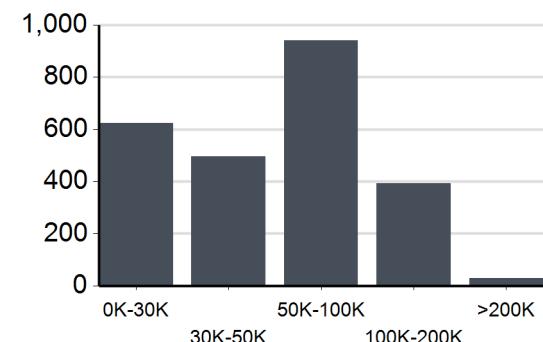
50.03 %  **49.97 %** 



RACE & ETHNICITY

White: **98.66 %**
Asian: **0.16 %**
Native American: **0.00 %**
Pacific Islanders: **0.00 %**
African-American: **0.00 %**
Hispanic: **0.39 %**
Two or More Races: **0.79 %**

INCOME BY HOUSEHOLD



HH SPENDING

