



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.

PROPERTY FEATURES

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

Address: 902 Pine Street E St.
Croix Falls, WI 54024

Square Footage: 4,421 SF
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



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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. HHSIZE

2.53

MEDIAN HH INCOME

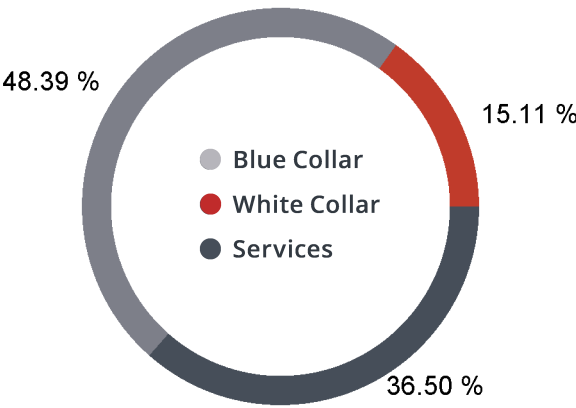
\$62,582

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 %

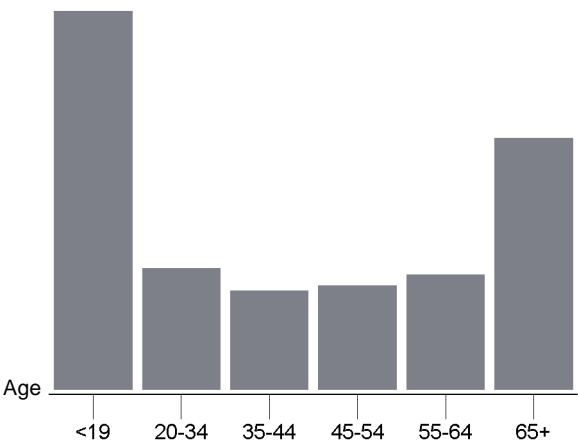
Bachelors: 19.56 %

GENDER & AGE

50.03 %



49.97 %



RACE & ETHNICITY

White: 98.66 %

Asian: 0.16 %

Native American: 0.00 %

Pacific Islanders: 0.00 %

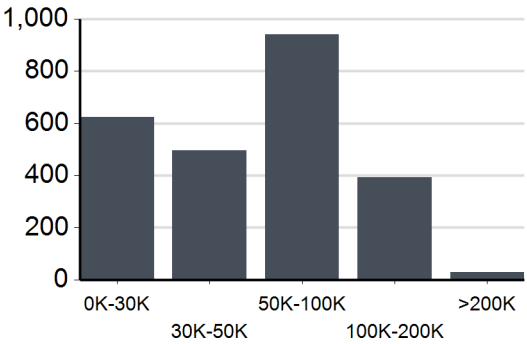
African-American: 0.00 %

Hispanic: 0.39 %

Two or More Races: 0.79 %



INCOME BY HOUSEHOLD



HH SPENDING



Housing

\$17,408



Grocery

\$6,231



Travel

\$6,663



Entertainment

\$2,897



Electricity

\$1,654



Apparel

\$1,228



Furniture

\$210



Gas

\$383