

## RETAIL/FLEX/WAREHOUSE FOR SALE

# N8170 STATE ROAD 65

River Falls, WI 54022



### PROPERTY DESCRIPTION

The property at 8170 State Road 65, River Falls, WI, presents a rare opportunity to acquire both a thriving service business and the underlying real estate in one transaction. Situated on approximately 3.06 acres with excellent visibility and highway frontage, the site includes a 5,920-square-foot commercial building that supports the operations of Splash Zone Inc., an established pool maintenance and service business that also generates income through U-Haul rentals and billboard advertising. The property offers a versatile layout with office, service, and storage areas, ample parking, and easy access for both customers and service vehicles. Located just minutes from downtown River Falls and within the fast-growing St. Croix County corridor, this listing provides strong owner-user or investment potential with multiple income streams and long-term appreciation prospects.

### PROPERTY HIGHLIGHTS

- For More Information Contact:
- John Dusek III / jdiii@kw.com / 612-867-8285

### OFFERING SUMMARY

Sale Price:	\$725,000
Lot Size:	3.06 Acres
Building Size:	5,920 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	474	7,647	20,261
Total Population	1,212	20,619	53,168
Average HH Income	\$116,662	\$110,614	\$139,864

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

### JAMES HALBUR

Director  
0: 507.317.2353  
jhalbur@kwcommercial.com

### KW COMMERCIAL

14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

## RETAIL/FLEX/WAREHOUSE FOR SALE

# N8170 STATE ROAD 65

River Falls, WI 54022



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

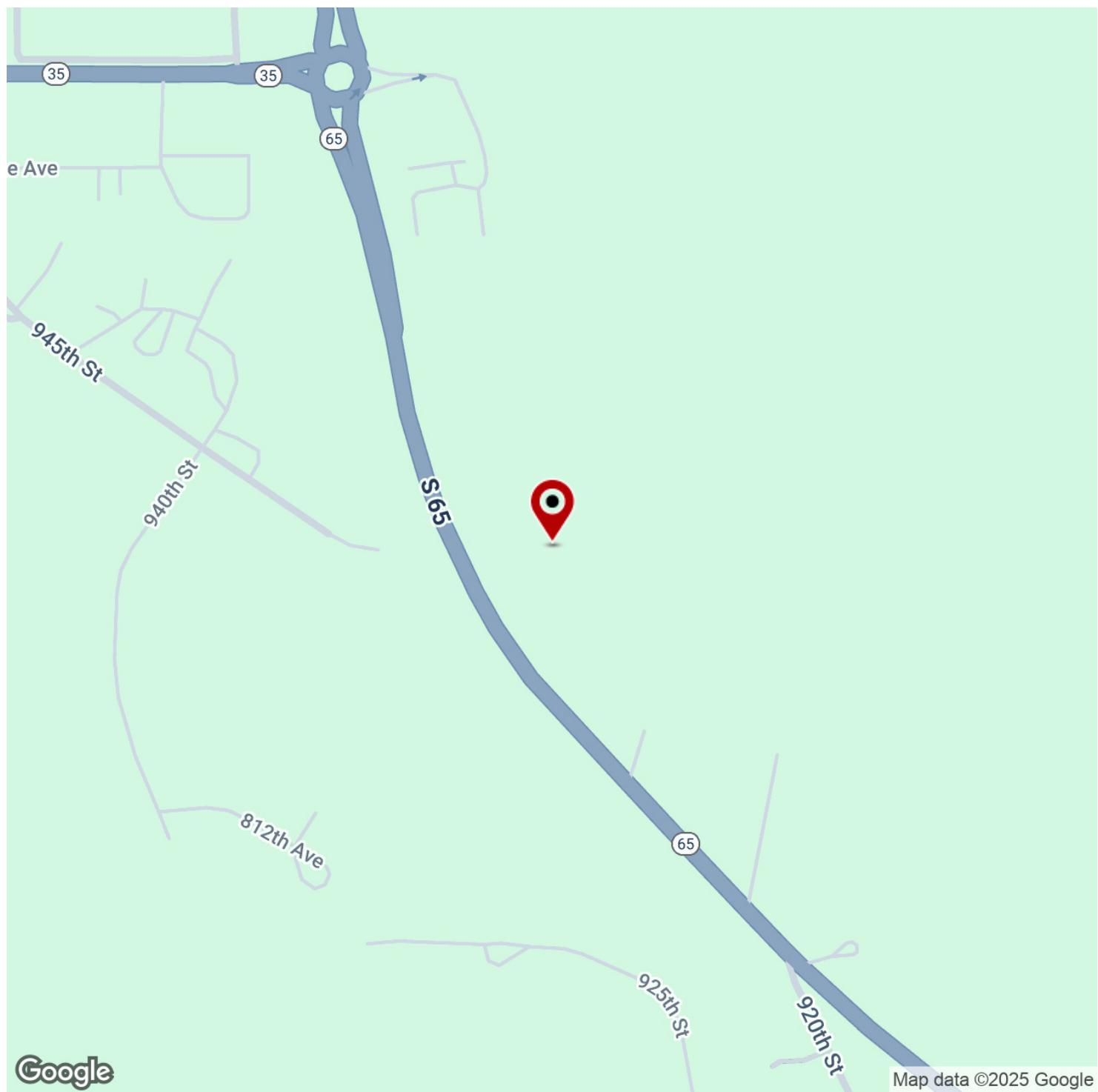
**JAMES HALBUR**  
Director  
0: 507.317.2353  
jhalbur@kwcommercial.com

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

RETAIL/FLEX/WAREHOUSE FOR SALE

# N8170 STATE ROAD 65

River Falls, WI 54022



We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

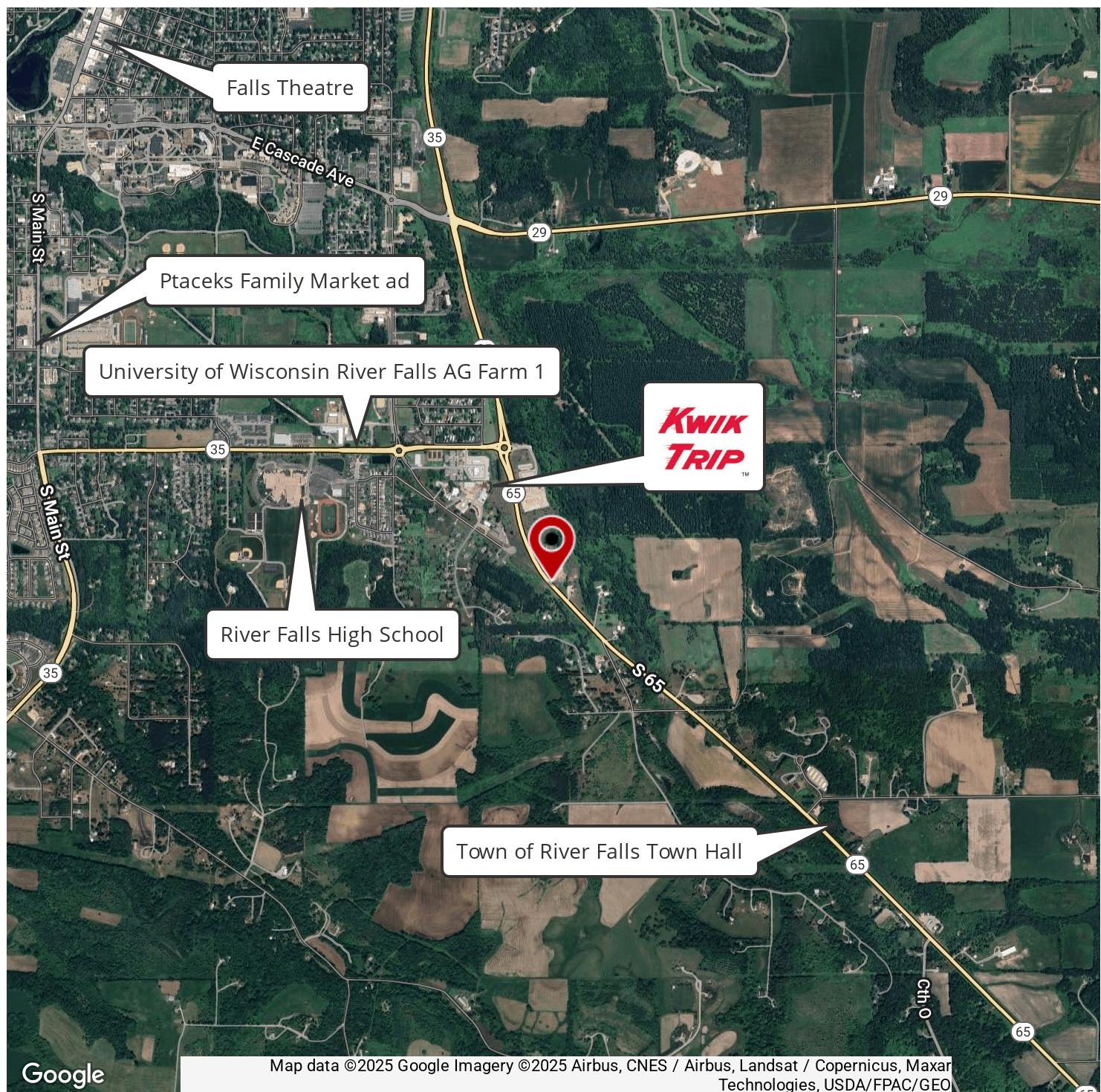
**JAMES HALBUR**  
Director  
0: 507.317.2353  
jhalbur@kwcommercial.com

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

## RETAIL/FLEX/WAREHOUSE FOR SALE

# N8170 STATE ROAD 65

River Falls, WI 54022



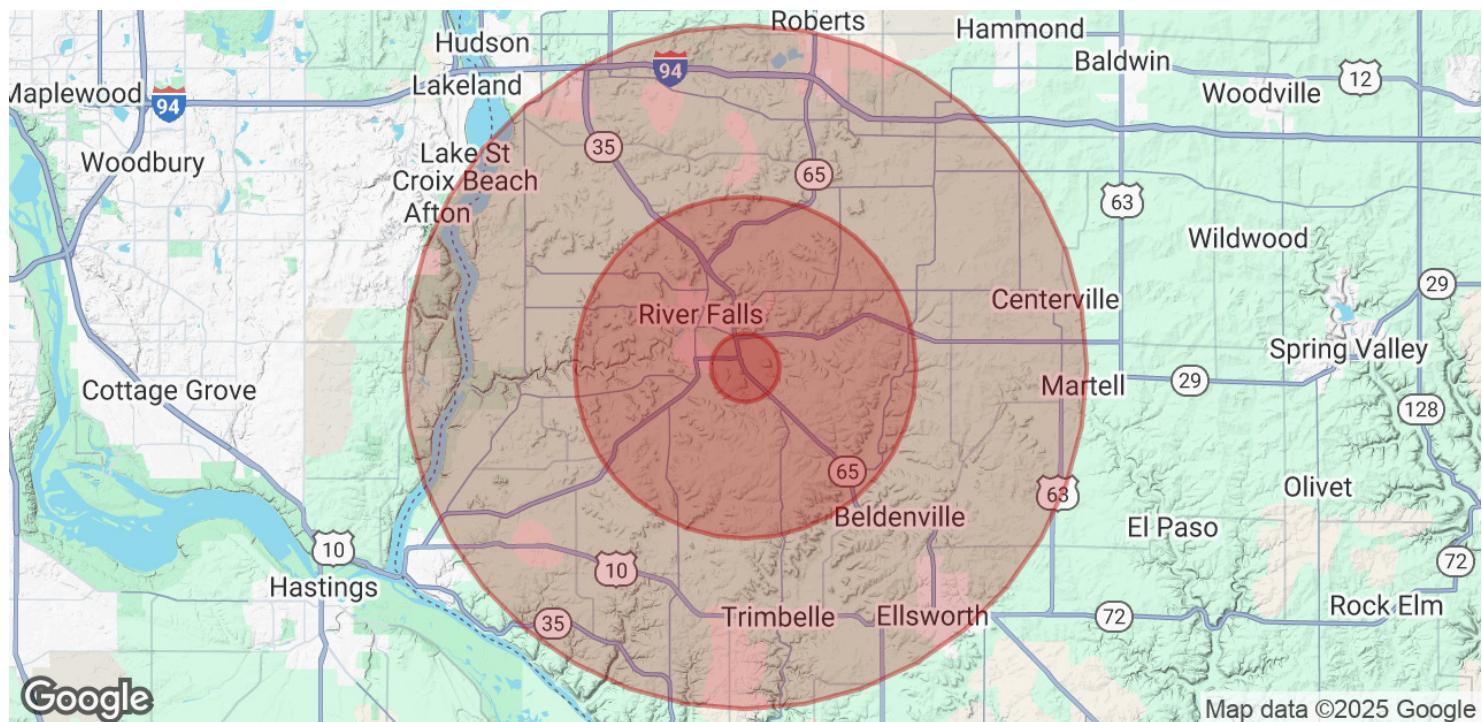
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JAMES HALBUR**  
Director  
O: 507.317.2353  
jhalbur@kwcommercial.com

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124

# N8170 STATE ROAD 65

River Falls, WI 54022



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,212	20,619	53,168
Average Age	39	37	40
Average Age (Male)	38	37	39
Average Age (Female)	39	38	41

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	474	7,647	20,261
# of Persons per HH	2.6	2.7	2.6
Average HH Income	\$116,662	\$110,614	\$139,864
Average House Value	\$398,200	\$358,034	\$428,069

*Demographics data derived from AlphaMap*

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

**JAMES HALBUR**  
Director  
O: 507.317.2353  
jhalbur@kwcommercial.com

**KW COMMERCIAL**  
14665 Galaxie Avenue, Suite 350  
Apple Valley, MN 55124