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821 E US Highway 8, Saint Croix Falls, WI 54024-8335

Commercial
Business Opportunity
Seller Contribution:

List #: **6803685**
Status: **Active**

List Price: **\$400,000**
Orig List Pr: \$400,000
Close Price:



Map Coordinate: **14/D3**
Directions: **From Hwy 8 in St. Croix Falls, property is on the South side just West of Polk County Abstract & Title.**

Property ID: [**281011870005**](#)

Const Status: **Previously Owned**
Total Units: **1.00**
Found Size: **4,763**
Found Dims:
Year Built: **2001**
Acres/Sqft: **0.450/19,602**
Lot Dim: **160x123**
Current Use: **Professional Service**
County: **Polk-WI**
List Date: **10/13/2025**

For Sale/Lease: **For Sale**
Lease Type:
Tax Amount: **\$6,079**
Tax Year: **2024**
Assess Bal: **\$0**
Tax w/ Assess: **\$6,079**
Assess Pend: **No**
Homestead: **No**
Stories: **1**
Bldg FinSF: **4,703**
Building SqFt:

Postal City: **Saint Croix Falls**
[DOM:](#) **3**
[CDOM:/PDOM:](#) **3/3**

General Information

Legal Desc: **PT LOT 5 OAK CREST BUSINESS DISTRICT, DESC AS, COMM AT THE SE COR OF SD LOT 5, TH NE 14 DEG 140.05', TH NW 76 DEG 56.62', TH NW 83 DEG 77.53', TH SW 14 DEG TO S LN OF SD LOT 5, TH ELY ALG S LN LOT 5 TO POB**
School District: **5019 - Saint Croix Falls**
Location: **Free Standing**
Fract Ownr: **No**
Comp/Dev/Sub: **Oak Crest Bus District**
Lot Desc: **Irregular Lot, Tree Coverage - Light**
Topography: **Level**
Zoning: **Business/Commercial**
Accessibility: **None**
Section/Township/Range: **29/34N/18W**
Land Lease?: **No**
Rental License:
Power Company:

Structure Information

Heat: **Forced Air**
Fuel: **Natural Gas**
Air Cond: **Central**
Garage: **0**
Oth Prkg: **9**
Exterior: **Vinyl**
Fencing: **Chain Link**
Roof: **Age Over 8 Years, Asphalt Shingles, Pitched**
Water: **City Water/Connected**
Sewer: **City Sewer/Connected**

Features

Parking: **Parking Lot, Driveway - Asphalt, Paved Lot**
Floors: **Carpet, Concrete Slab, Tile**
Ceiling Height: **Varied Heights**
Window Feat: **Skylight(s)**
Construction: **Wall-Finished**
Garage Dim: **Garage SF: 0**
Utilities: **Electric Common, Heating Common, Hot Water Common**
Sale Includes: **Building, Fixture/Equipment, Land**
Appliances: **Gas Water Heater**
Basement: **None**
Internet: **Cable, DSL, Fiber Optic**
Amenities-Unit: **Skylight, Tile Floors, Washer/Dryer Hookup**
Garage Door Ht:
Gar Door Width:

Unit Information

Efficiencies:

1 BR Units:

2 BR Units:

3 BR Units:

Remarks

Public:

Prime commercial opportunity with visibility and accessibility just off Hwy 8 in St. Croix Falls Wisconsin only 5 miles from the beautiful St. Croix River and Minnesota border. This well maintained one-story, 4763 square foot professional office space is currently used by the Valley View Veterinarian Clinic which is soon to be relocating. Utilities include 2 forced air furnaces, 2 air conditioning units, and city water and sewer. Also included in the sale is the wrap around reception desk, medical exam tables, built-in shelving and counters, built-in kennels, 3 refrigerators, 1 washer, and 1 electric dryer. Versatile space featuring three store front facing exterior doors, with the option to lease out spaces currently designated as training and office space. Exterior lighting and a security system are in place. Signage includes a professional lit up sign along HWY 8 and a printed sign on the front of the building. There are 2 chain link fences and 1 composite privacy fence to the South and South West of the building. Parking is convenient with 9 spaces immediately in front of the property and additional parking to the North. Located West of the Gateway Professional Building and across the street from Dallas Auto Sales. This is a well-established, adaptable space with potential uses being a pet grooming salon, doggy daycare or animal rescue, insurance or real estate office, chiropractic clinic, health and wellness facility, retail, digital marketing services, cleaning services, or daycare. With its proximity to a vibrant business district, this property not only meets the needs of a flourishing business but also embodies the spirit of entrepreneurship. Opportunity awaits!

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Prime Commercial Opportunity in St. Croix Falls Wisconsin



Valley View Veterinary Clinic- Soon to be Relocating



Great Visibility From HWY 8



High Traffic Count



Immediately West of the Gateway Professional Building



4763 Square Feet

821 E US Highway 8 , Saint Croix Falls, WISCONSIN 54024-8335



Only 5 miles from the Beautiful St. Croix River and Minnesota Border



9 Parking Lots and Additional Parking to the North



Ability to Lease Out Additional Space



Welcoming Entrance



Main Entrance to Clinic



Main Entrance to the Clinic From Interior

821 E US Highway 8 , Saint Croix Falls, WISCONSIN 54024-8335



Reception Area



Reception Area



Retail Space



View from Retail Space



Wrap Around Front Desk



Reception Area

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First Exam Room



First Exam Room



Second Exam Room



Second Exam Room



Second Exam Room



Surgical Area

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Surgical Area



Surgical Area



Surgical Area



Surgical Area



Separate Surgical Room



Separate Surgical Room

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Surgical Area



Third Exam Room



Third Exam Room



Third Exam Room



Additional Office Space



Built-In Filing Cabinets

821 E US Highway 8 , Saint Croix Falls, WISCONSIN 54024-8335



First 1/2 Bath



First 1/2 Bath



Mechanical Room



Exterior Door from Training Area



Training Area with Potential to Lease



Training Area with Potential to Lease

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Training Area with Potential to Lease



Second 1/2 Bath Off Training Area



Additional Storage Space



Third Exterior Door Leading to Separate Office Space



Office Space with Potential to Lease



Office Space with Potential to Lease

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Office Space with Potential to Lease



Office Space with Potential to Lease



Office Space with Potential to Lease



Office Space with Potential to Lease



Office/Storage Room



Office/Storage Room

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Break Area with Sink and Refrigerator



Break Area with Sink and Refrigerator



Break Area with Sink and Refrigerator



Additional Office/Storage Room



Additional Office/Storage Room



Staff Room with Exterior Door Leading to the Fenced In Back Yard

821 E US Highway 8 , Saint Croix Falls, WISCONSIN 54024-8335



Staff Room Including 2 Refrigerators



Staff Room with Abundant Natural Lighting



Staff Room Including Sink



10 Built-In Kennels



10 Built-In Kennels



Storage Space for Retail Items and Built-In Kennels

821 E US Highway 8 , Saint Croix Falls, WISCONSIN 54024-8335



Storage Space for Retail Items and Built-In Kennels



Storage Space for Retail Items and Built-In Kennels Including Electric Dryer



Storage Space for Retail Items and Built-In Kennels (Chest Freezer & Some Kennels Not Included)



Exterior Door Leading to Fenced in Area (Safe Not Included)



Storage Area With Washing Machine



Storage Area With Washing Machine

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25x50 Ft Chain Link Fence



17x48 Ft Composite Privacy Fence



Built-In Kennels (Not Yet Determined if Included in Sale)



Built-In Kennels (Not Yet Determined if Included in Sale)



17x20 Chain Link Fence

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17x20 Ft Chain Link Fence



South East Side of Building



1 of 2 Central AC Units



17x20 Ft Chain Link Fence



Tree Line South of Property



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Hwy 8 St. Croix Falls, Wisconsin- Industrial Park to the North



Twilight Photo