



3020 Pioneer Avenue
Rice Lake, WI 54868



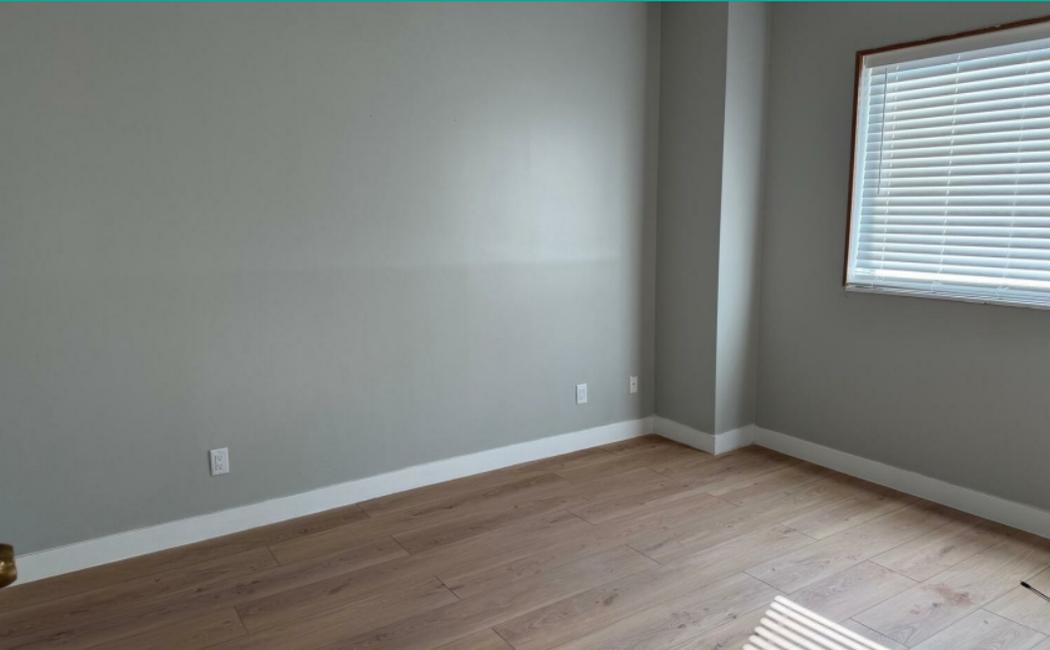
PROPERTY SUMMARY

Offering Price	\$425,000.00
Building SqFt	5,400 SqFt
Year Built	1989
Lot Size (SF)	97,558.00 SqFt
Parcel ID	276-8001-57-011
Zoning Type	Industrial
County	Barron
Frontage	281.00 Ft
Coordinates	45.468621,-91.742484
Lot Size (acres)	2.24

INVESTMENT SUMMARY

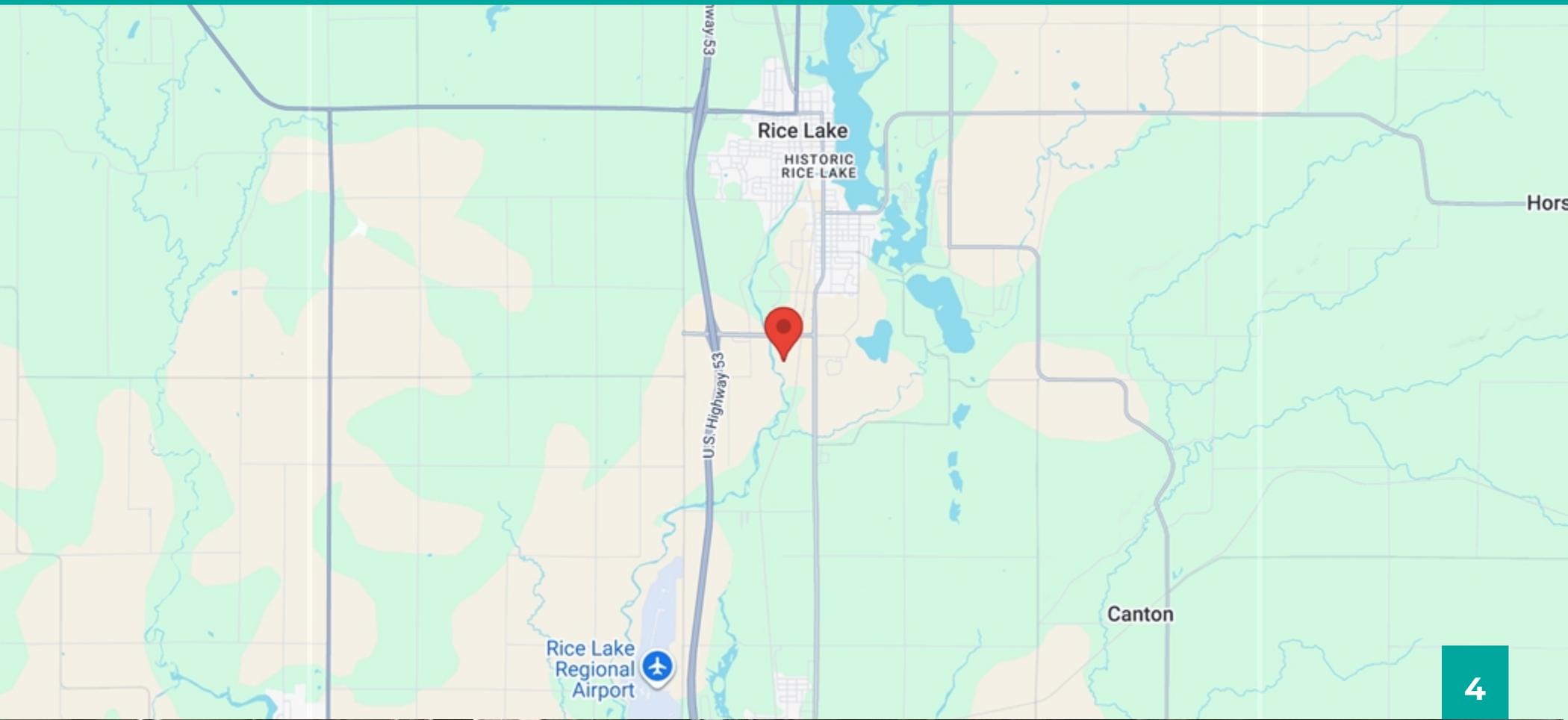
Call immediately to tour this rare find. We are pleased to offer this 5,400 SF industrial building on a 2.24 AC parcel. Entire rear of building (22' X 80") has been constructed and fitted for refrigeration (-20) storage and distribution.

The building is a steel frame structure (60' X 90') on a level lot formerly occupied by Schwan's Sales Enterprises. There is sufficient power to service every need including 3 phase 600 amp service plus power to the parking lot for vehicle access. The entrance includes a large open reception/clerical or product display area, 2 large private offices, restroom and storage. There are three powered 12' overhead doors with inside parking/loading.



INVESTMENT HIGHLIGHTS

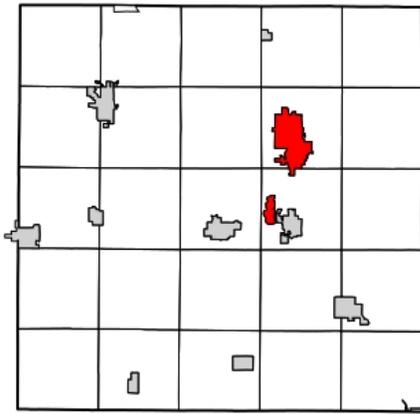
- Large, level 2.24 acre site with plenty of parking
- 5,400 total square foot steel building with 1,760 square feet of freezer space
- Property is zoned industrial
- Good location just off Highway O one block south of former Shopko.





ABOUT RICE LAKE

Rice Lake is a city in Barron County in northwestern Wisconsin, United States, on the shore of the lake with the same name. The city is a commercial and tourist center for the surrounding rural areas. As of the 2020 census, the city had a total population of 9,040.



CITY OF RICE LAKE

COUNTY	BARRON
INCORPORATED	3/31/1887

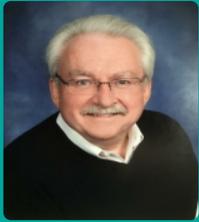
AREA

CITY	9.7 SQ MI
LAND	8.6 SQ MI
WATER	1.1 SQ MI
ELEVATION	1135 FT

POPULATION



EXCLUSIVELY PRESENTED BY:



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