

SALE BROCHURE

St. Croix Valley Inn

305 RIVER ST

Osceola, WI 54020

PRESENTED BY:

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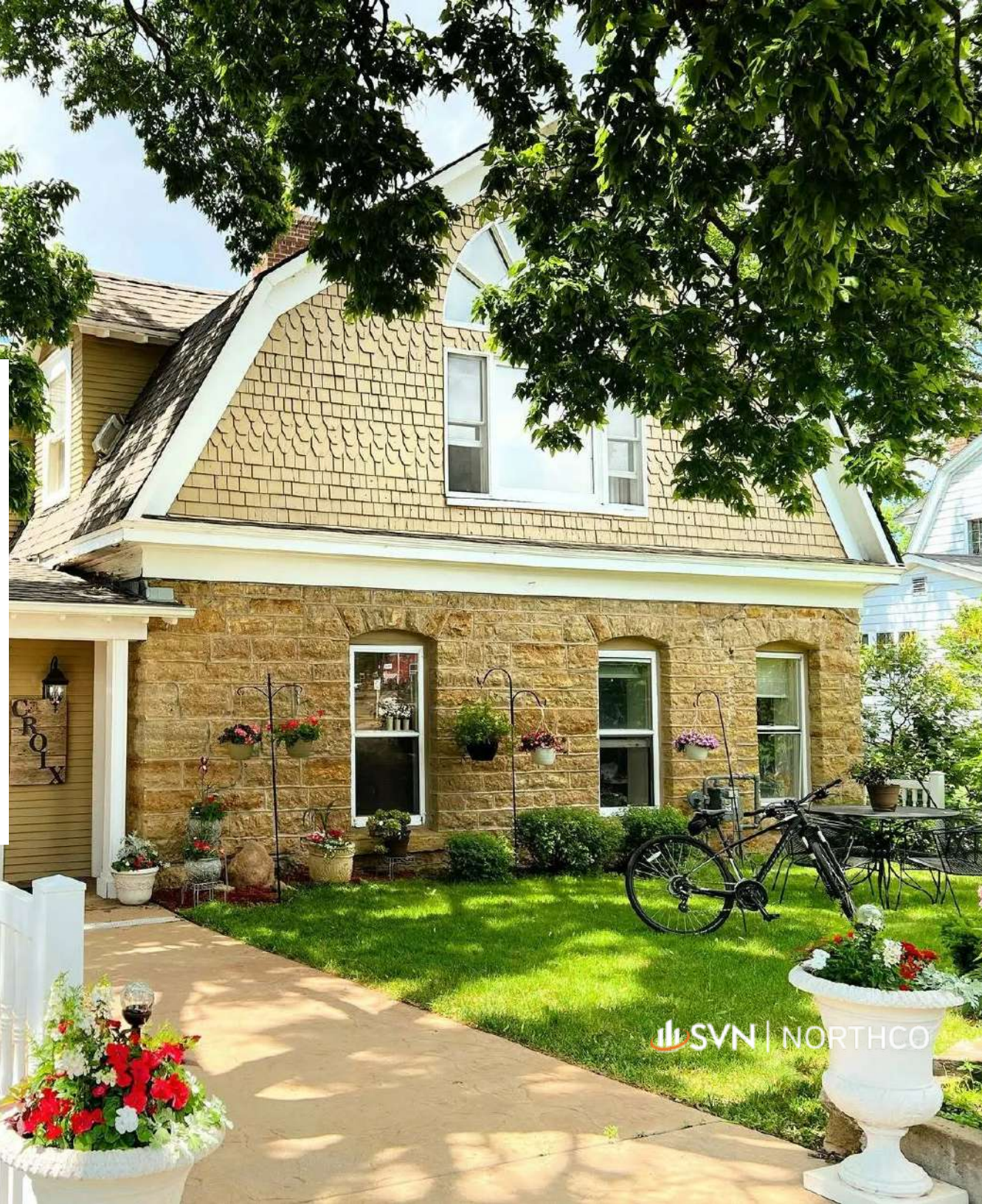
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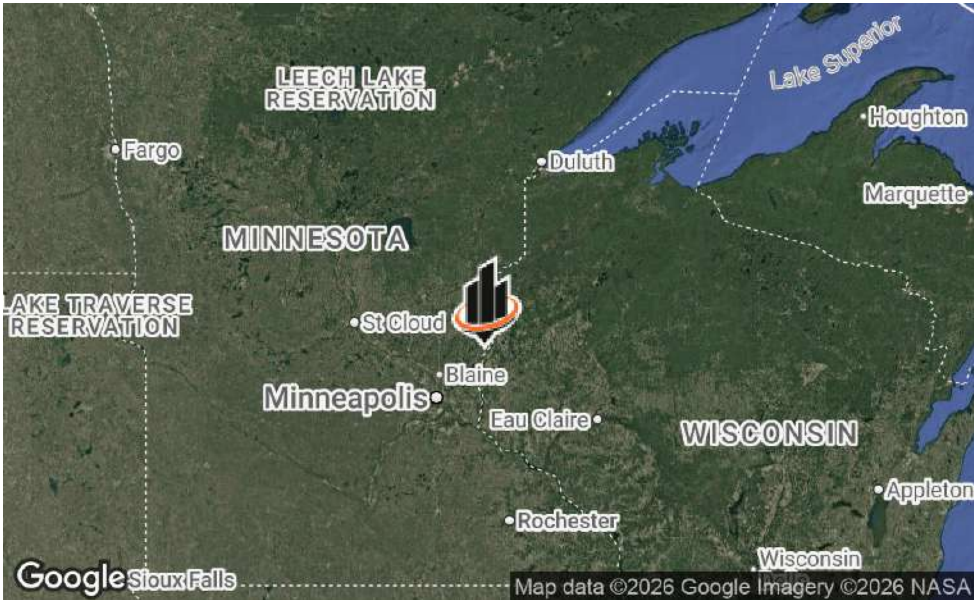
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 **SVN | NORTH CO**

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$950,000
CAP RATE:	9%
CAP RATE:	9.0%
UNITS:	8 Suites
BUILDING SIZE:	5,800 SF
ACRES:	0.633
SLEEPS:	20
ZONING:	B-1 General Commercial
LISTING WEBSITE:	northco.com

PROPERTY OVERVIEW

SVN | Northco is pleased to present the listing of St. Croix Valley Inn ("Property"), a charming boutique inn located on the scenic bluffs overlooking the beautiful St. Croix River in Osceola, Wisconsin. Ideally located just 45 minutes from the Twin Cities, the Property offers guests a peaceful retreat with breathtaking river views while remaining close to one of the Midwest's largest metropolitan areas. Operating as a hotel or inn since 1980, the Property has built a strong reputation and loyal customer base over the decades. The Property features guest rooms that showcase historic charm, beautiful original architectural details, and numerous recent improvements. In addition to overnight accommodations, the Property is well-suited for intimate weddings, anniversary celebrations, corporate retreats, and other special events. With its established hospitality business, stunning setting, and opportunity for continued growth, St. Croix Valley Inn represents a unique investment opportunity in Western Wisconsin.

PROPERTY INFORMATION



SALE HIGHLIGHTS

- Sleeps 20 | 8 Bedrooms | 9 Bathrooms
- Boutique inn located on the scenic bluffs overlooking the St. Croix River in Osceola, WI, just 45 minutes from the Twin Cities
- Established hospitality destination operating since 1980, with a loyal customer base and excellent reputation
- Currently operating as a short-term rental
- Originally built in 1908 as the Stoneleigh House, an elegant limestone mansion belonging to a prominent local family. A new section to the building was added in the early 2000's
- Eight charming guest rooms, each featuring a private ensuite bathroom, showcasing beautiful original architectural details
- Many guest suites feature private balconies, decks, or patios with panoramic St. Croix River views
- Well-positioned for intimate weddings, anniversary celebrations, family gatherings, corporate retreats, and other private events
- There is opportunity for one of the suites to be an owner's or manager's quarters with additional living space and private entrance
- There is an additional room that is currently being used as a TV area, but it does have a full bathroom and at one time, was used as a rental unit. The potential exists for up to 9 rental units.
- Ideally located within walking distance of downtown Osceola's restaurants, boutiques, pubs, Cascade Falls, hiking trails, and other popular attractions
- Spacious commercial kitchen, large dining room, bar area, reading and game room, multiple gathering spaces, and outdoor patios provide exceptional amenities for private events and full-property rentals
- Historic charm is complemented by modern guest amenities, including fireplaces, spa tubs, minifridges, high-speed Wi-Fi, commercial-grade kitchen facilities, multiple laundry areas, and contactless check-in capabilities
- Desirable hospitality opportunity with an established reputation and potential for continued growth through expanded marketing, events, occupancy, and guest experiences. The owners have not been operating the inn to it's full capacity so there is a very strong opportunity for increased revenue
- Over \$330,000 in improvements and updates over the last five years
- Located in Polk County, WI
- PID: 165005360000

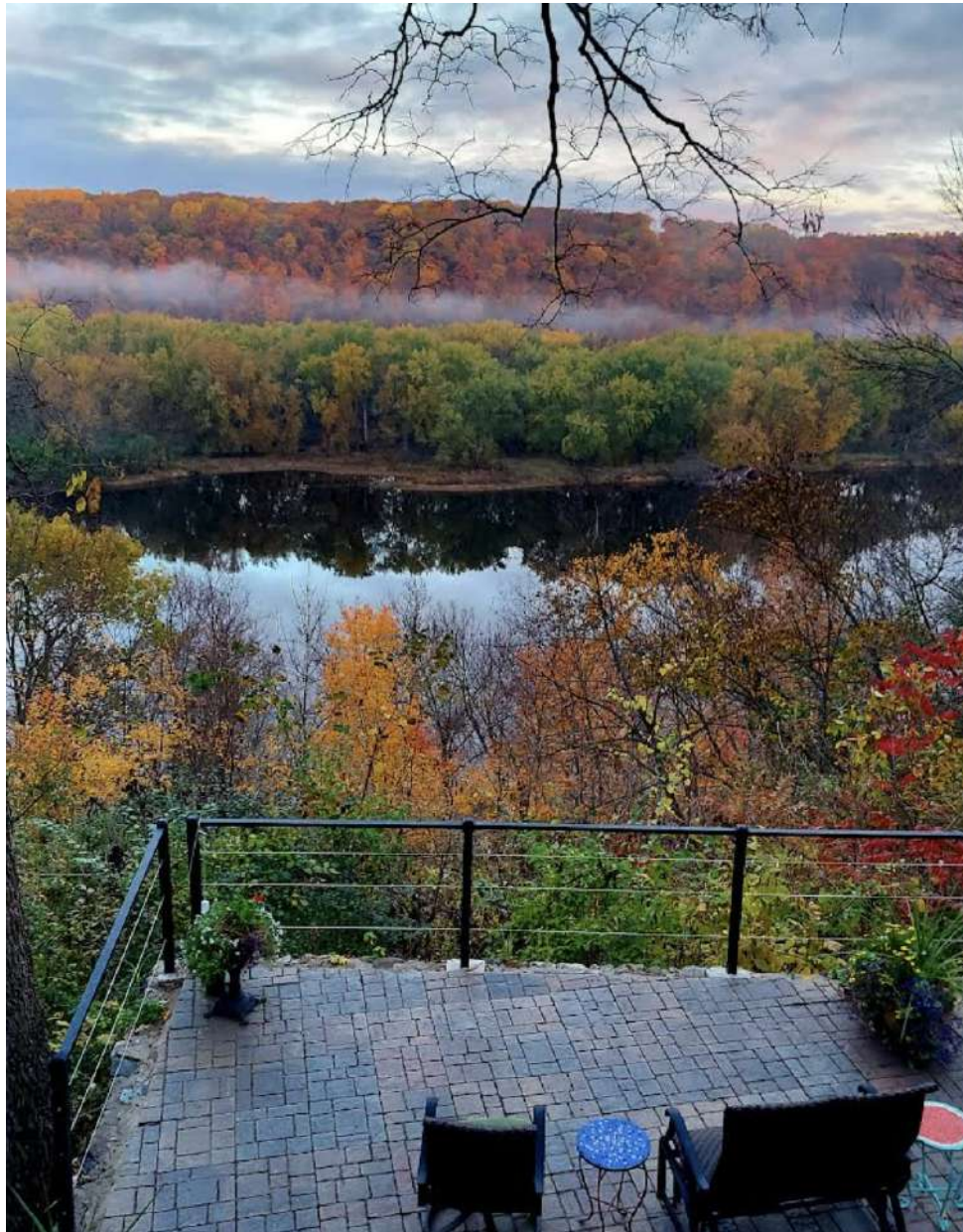
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS CONTINUED



LOCATION OVERVIEW



OSCEOLA, WI

Located in scenic Western Wisconsin along the beautiful St. Croix River, Osceola is a charming small town known for its natural beauty, historic downtown, and welcoming community. Just 45 minutes from the Twin Cities, Osceola offers visitors the perfect blend of outdoor recreation and small-town charm while remaining conveniently close to a major metropolitan area. Stroll through locally owned boutiques, antique stores, restaurants, and cafés, or explore the area's rich railroad history aboard the renowned Osceola & St. Croix Valley Railway. Throughout the year, the community hosts a variety of festivals, concerts, farmers markets, and seasonal events that attract both visitors and locals alike.

Positioned within the rapidly growing Minneapolis–St. Paul metropolitan region, Osceola benefits from access to one of the Midwest's strongest economies. The Twin Cities metro is home to more than 3.8 million residents and is consistently recognized for its diverse economy, exceptional quality of life, and highly educated workforce. Residents and visitors enjoy world-class dining, professional sports, arts and entertainment, shopping, and year-round recreational opportunities. The St. Croix River Valley further enhances the area's appeal with boating, fishing, hiking, biking, skiing, golf, and countless opportunities to enjoy Wisconsin's natural beauty.

Osceola also serves as an ideal base for exploring the surrounding region. Interstate access and nearby highways provide convenient travel throughout Western Wisconsin and the Twin Cities, making the community attractive to both leisure travelers and residents seeking a quieter lifestyle within commuting distance of the metro.

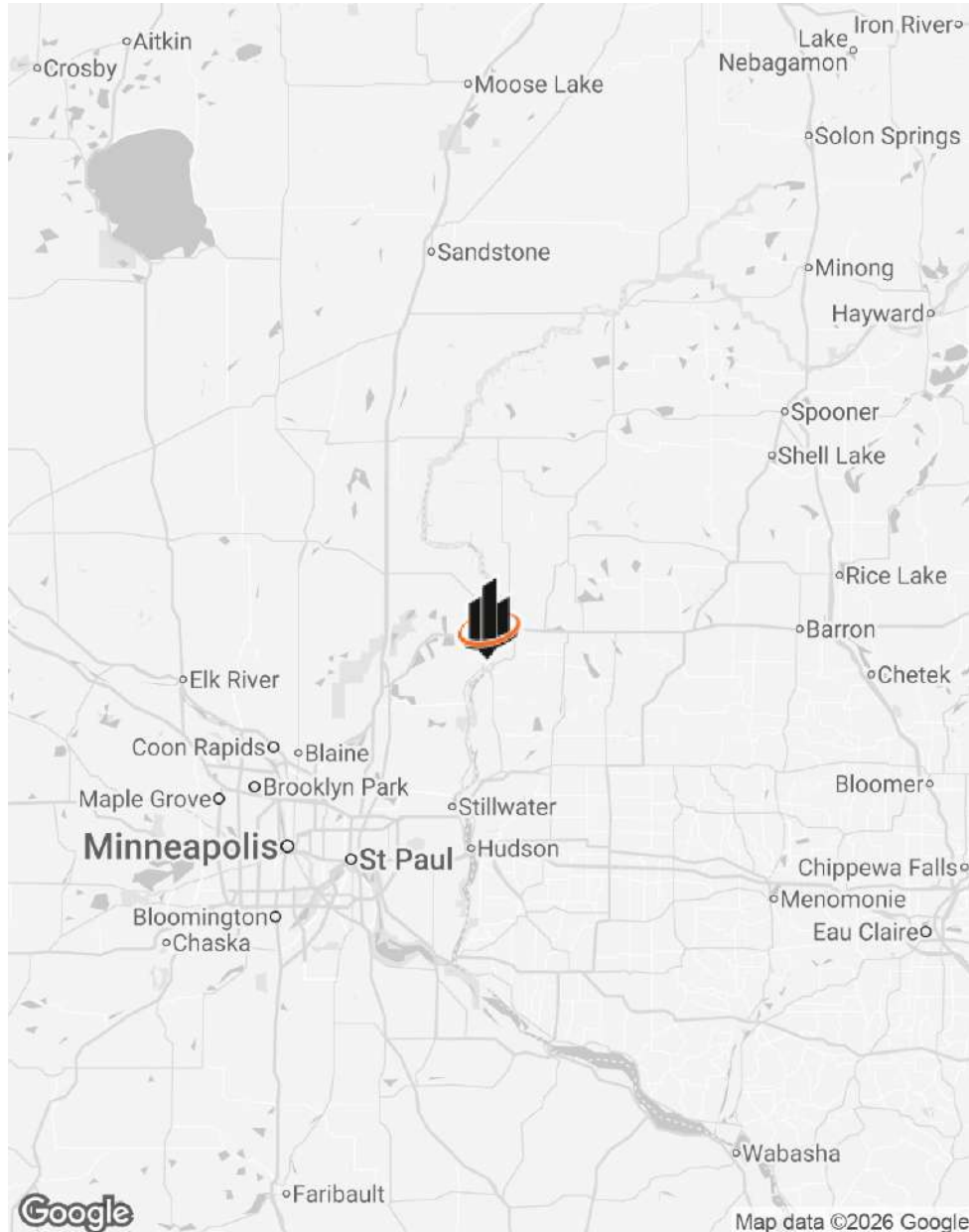
Nearby Cities Include

Stillwater, MN - 20 miles northeast of Stillwater
Minneapolis/St. Paul, MN - 45 miles northeast of the Twin Cities Metro
Duluth, MN - 120 miles south of Duluth
Milwaukee, WI - 335 miles northwest of Milwaukee
Chicago, IL - 410 miles northwest of Chicago

Nearby Airports

Nearby airports include the Minneapolis–Saint Paul International Airport (55 miles), Chippewa Valley Regional Airport (90 miles), St. Cloud Regional Airport and Rochester International Airport (128 miles).

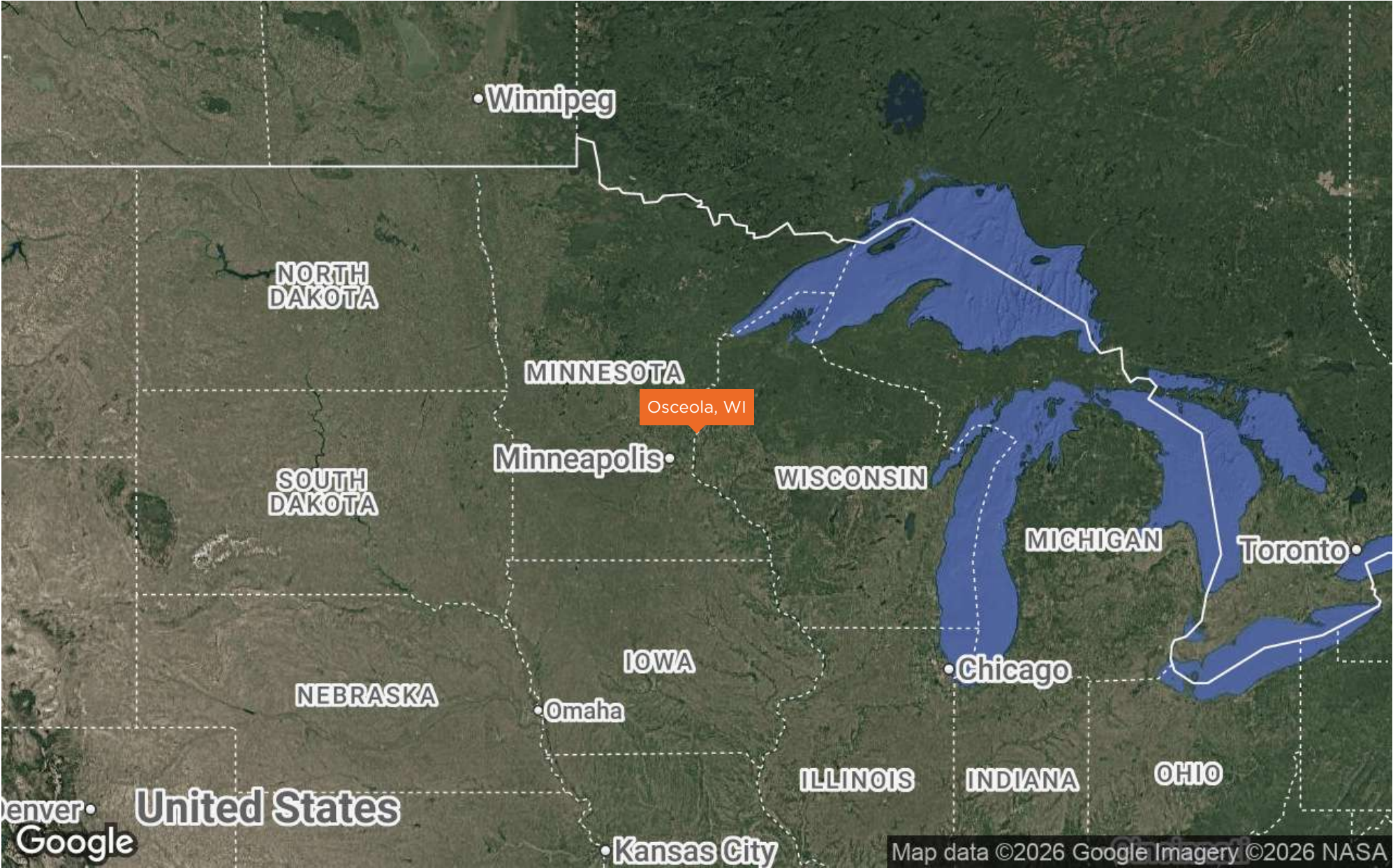
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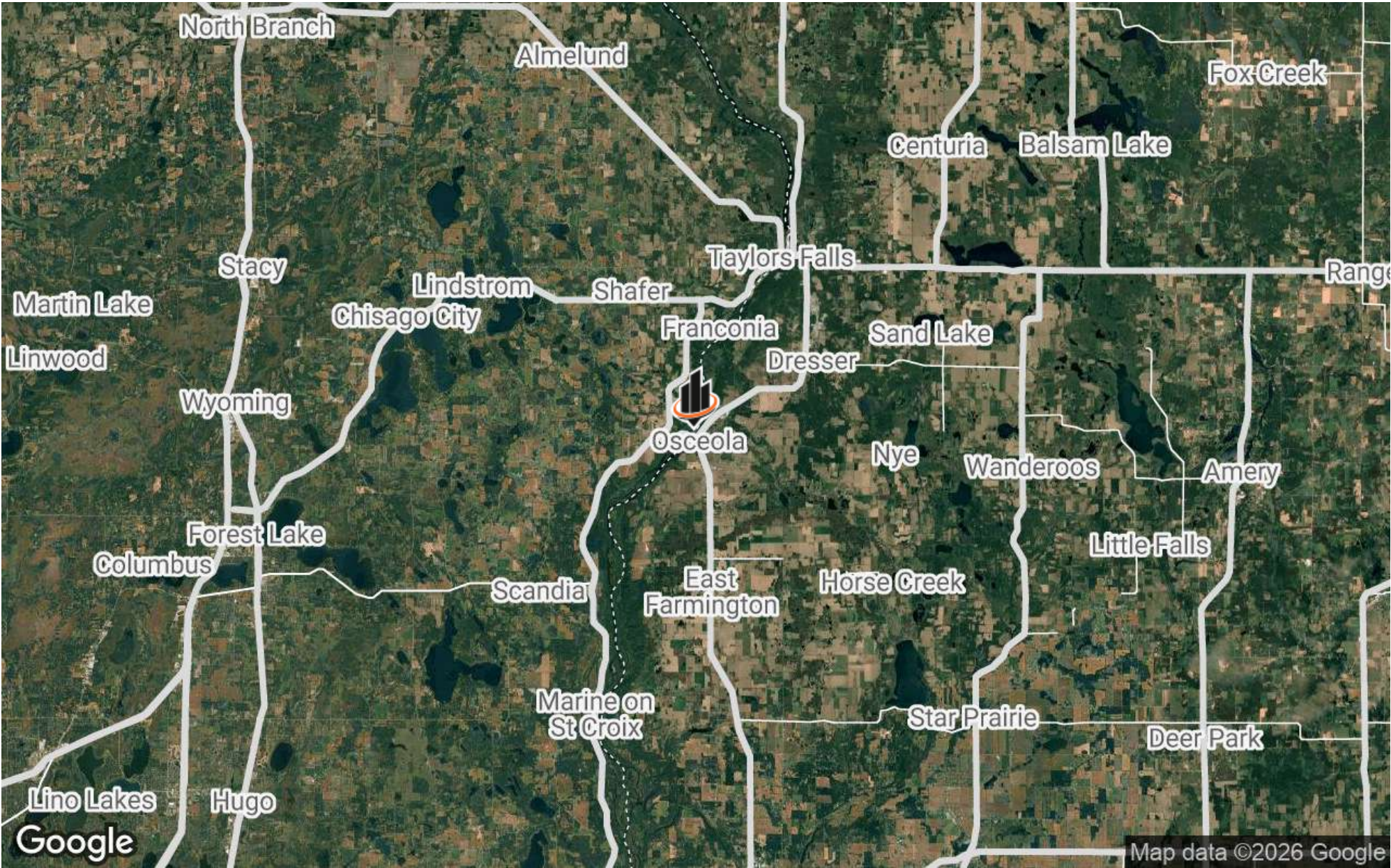
TWIN CITIES, MINNESOTA

- The Twin Cities, comprised of Minneapolis and St. Paul, form the largest metropolitan area in Minnesota and one of the Midwest's leading economic, cultural, and recreational hubs. Home to a thriving business community, world-class arts and entertainment, professional sports, and extensive park systems, the region offers an exceptional quality of life and attracts millions of visitors each year.
- **Population:** The Minneapolis–St. Paul metropolitan area is home to approximately 3.8 million residents, making it the 16th largest metropolitan area in the United States and the economic center of the Upper Midwest.
- **Economic Hub:** The Twin Cities are home to one of the nation's strongest economies and boast the headquarters of numerous Fortune 500 companies, including Target, Best Buy, UnitedHealth Group, 3M, General Mills, Ecolab, U.S. Bancorp, C.H. Robinson, Xcel Energy, and Medtronic. The region is a leader in healthcare, finance, manufacturing, technology, retail, and corporate innovation.
- **Arts & Culture:** The region is nationally recognized for its vibrant arts scene, featuring renowned institutions such as the Walker Art Center, Minneapolis Institute of Art, Guthrie Theater, Ordway Center for the Performing Arts, and the Science Museum of Minnesota.
- **Professional Sports:** The Twin Cities are home to all five major professional sports leagues, including the Minnesota Vikings (NFL), Minnesota Twins (MLB), Minnesota Timberwolves (NBA), Minnesota Wild (NHL), and Minnesota United FC (MLS). The area also hosts numerous collegiate sporting events and national tournaments.
- **Lakes & Outdoor Recreation:** Known as the "Land of 10,000 Lakes," the region features an extensive network of parks, trails, and waterways. Residents and visitors enjoy boating, kayaking, paddleboarding, fishing, cycling, hiking, and cross-country skiing throughout the year.
- **Dining & Entertainment:** The Twin Cities offer an award-winning culinary scene with hundreds of locally owned restaurants, breweries, distilleries, coffee shops, and rooftop venues. Entertainment options include live music, theaters, professional performances, casinos, nightlife, and nationally recognized shopping destinations.

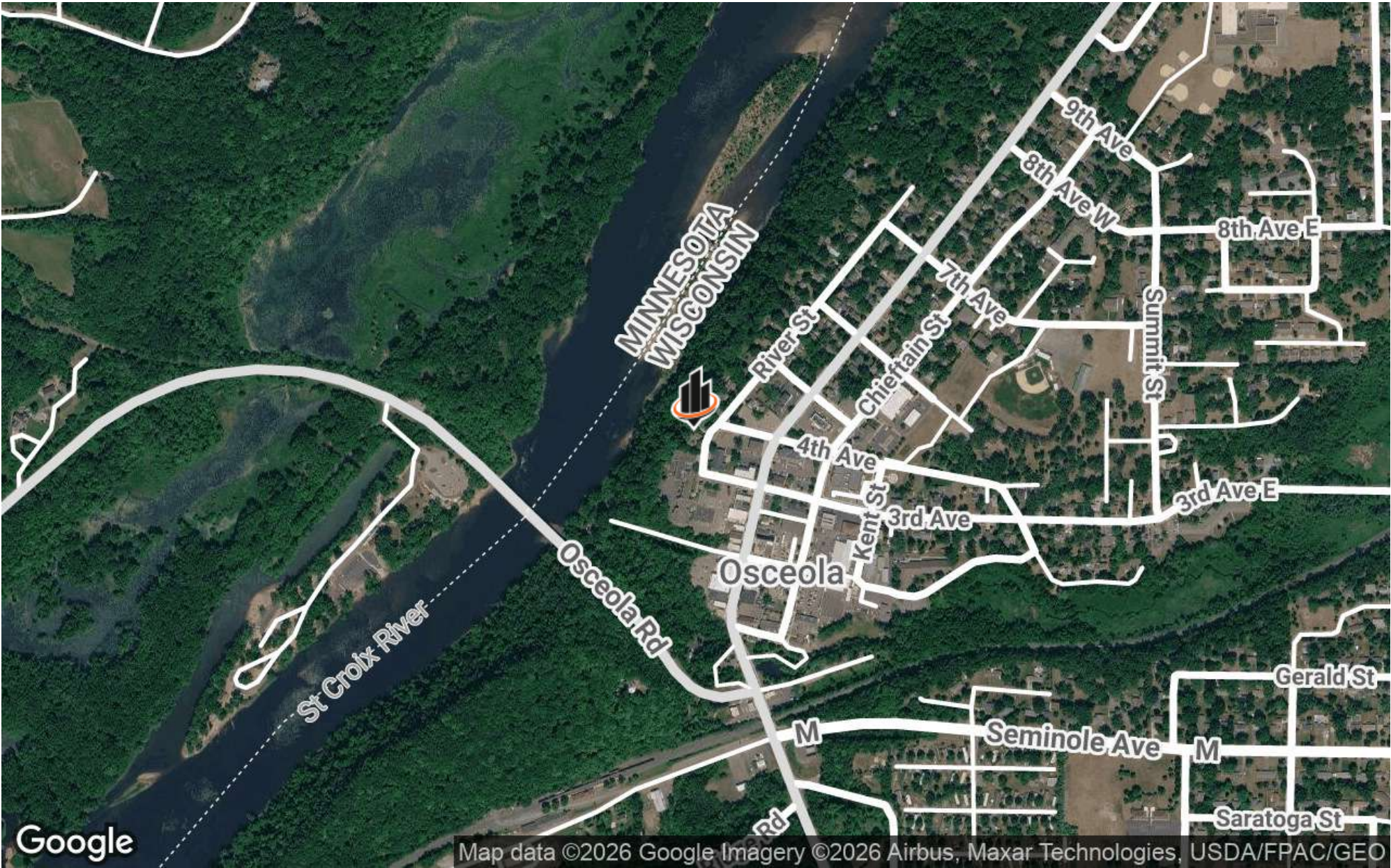
REGIONAL MAP



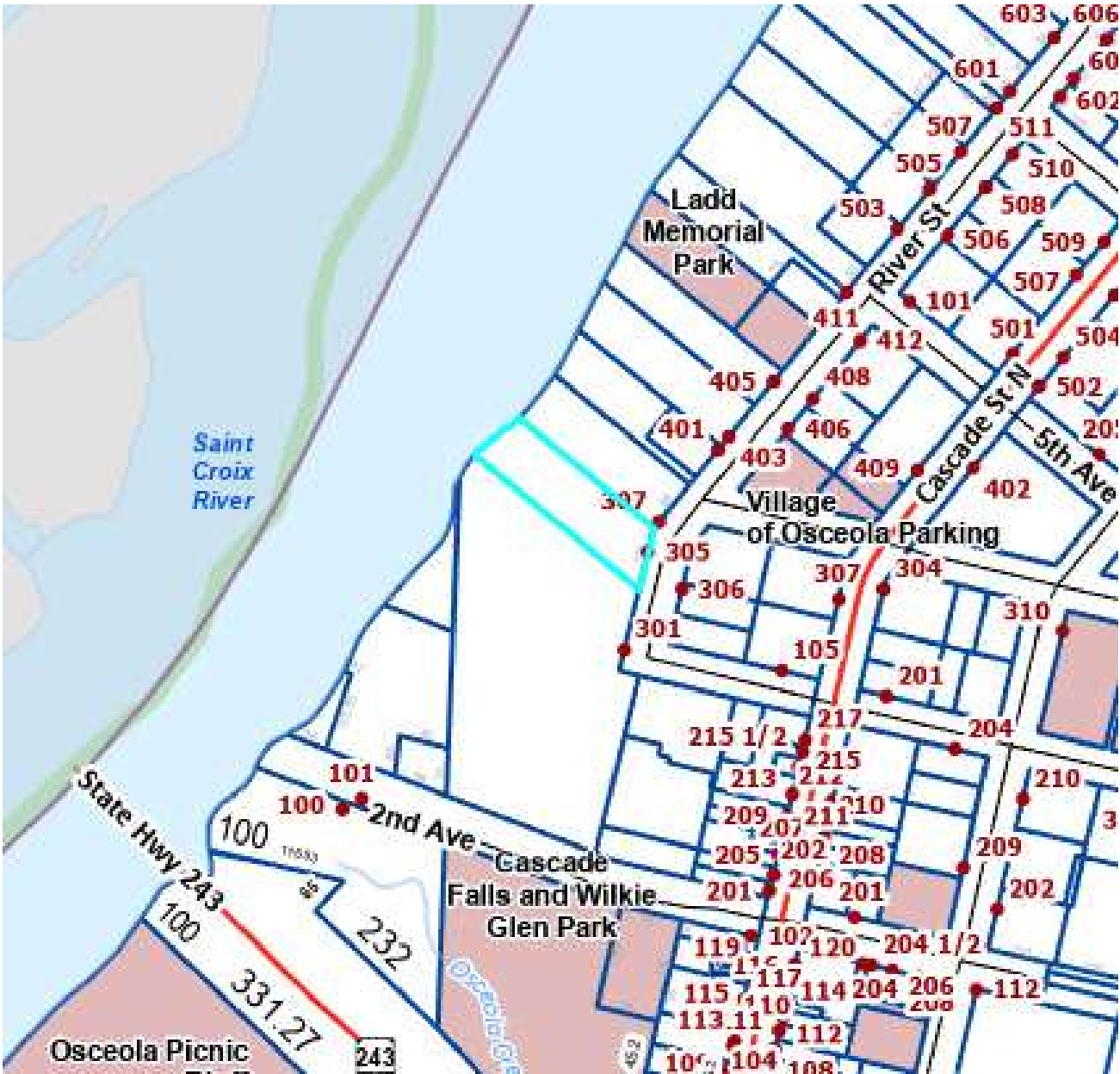
LOCATION MAP



AERIAL MAP



PARCEL MAP



DEMOGRAPHICS MAP & REPORT

POPULATION 50 MILES 75 MILES 100 MILES

TOTAL POPULATION	3,259,753	4,238,407	4,934,314
AVERAGE AGE	39.4	39.5	39.7
AVERAGE AGE (MALE)	38.5	38.7	38.9
AVERAGE AGE (FEMALE)	40.0	40.2	40.4

HOUSEHOLDS & INCOME 50 MILES 75 MILES 100 MILES

TOTAL HOUSEHOLDS	1,305,322	1,679,426	1,955,193
# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE HH INCOME	\$124,015	\$123,728	\$120,950
AVERAGE HOUSE VALUE	\$384,447	\$380,849	\$366,660

2023 American Community Survey (ACS)

