

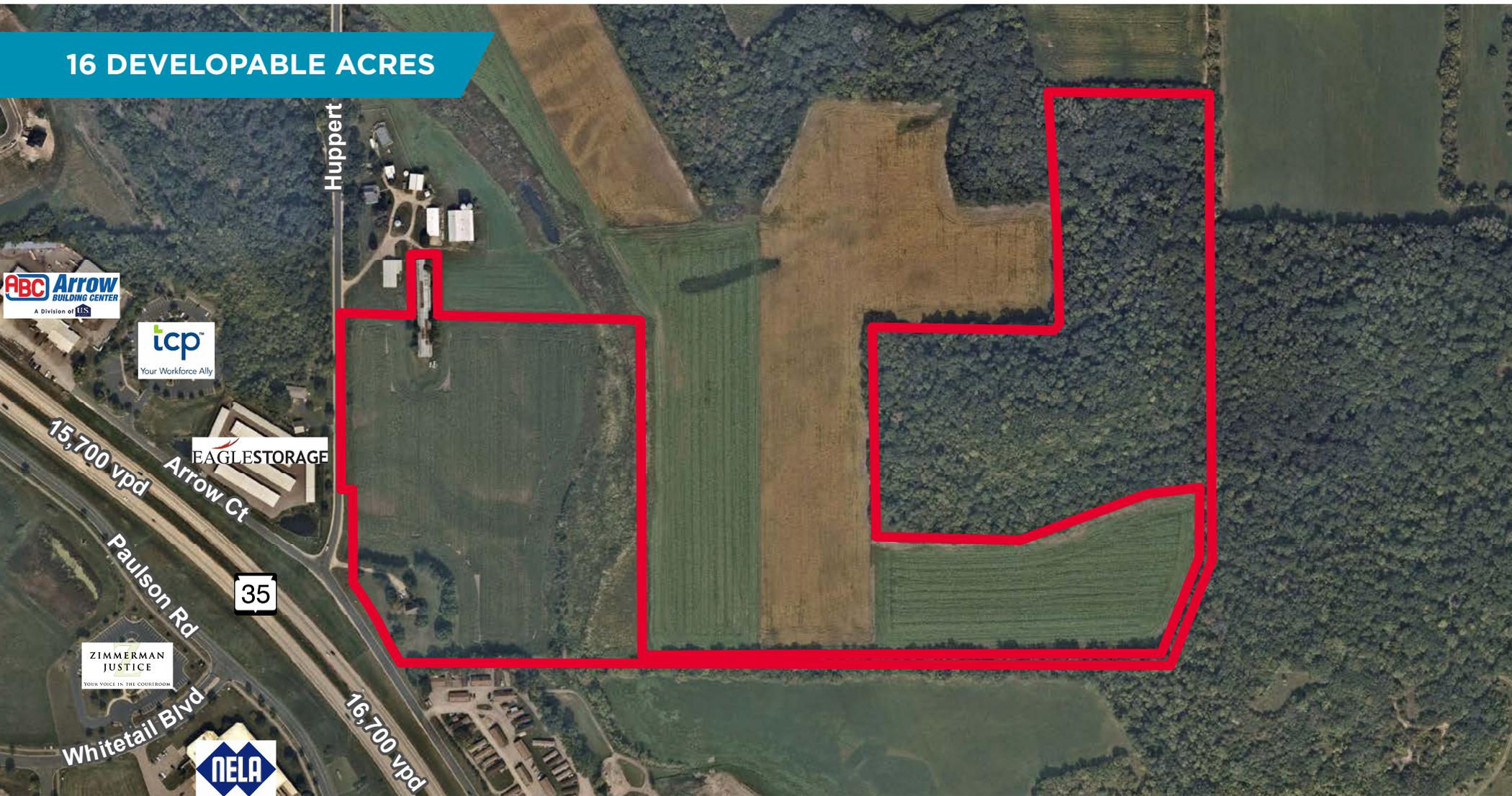
River Falls Commercial Land

183 Huppert St, River Falls, WI 54022

FOR SALE



16 DEVELOPABLE ACRES



For more information, please contact:

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Cushman & Wakefield
3500 American Blvd W Ste 200
Bloomington, MN 55431
cushmanwakefield.com

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Parcel Information

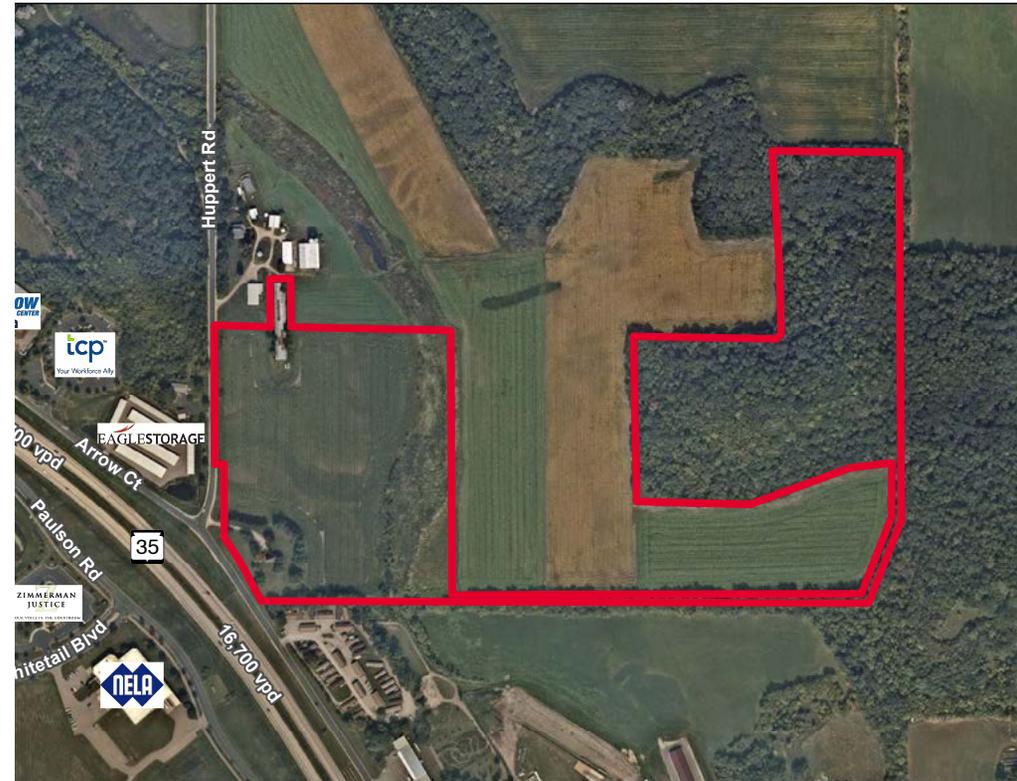
- Great visibility to WI-35
- Variety of allowed commercial uses
- Less than 3 miles to University of Wisconsin-River Falls campus
- Less than 10 miles to I-94

Property Information

Total Acreage	44.44 (+/- 16 developable acres)		
PID #'s	040-1096-40-000	21.70 acres	\$2,640 tax
	040-1096-10-000	18.05 acres	\$1,859 tax
	040-1095-20-100	4.69 acres	\$400 tax
	Total	44.44 acres	\$4,899 tax
Guided Land Use	Commercial		

Traffic Counts

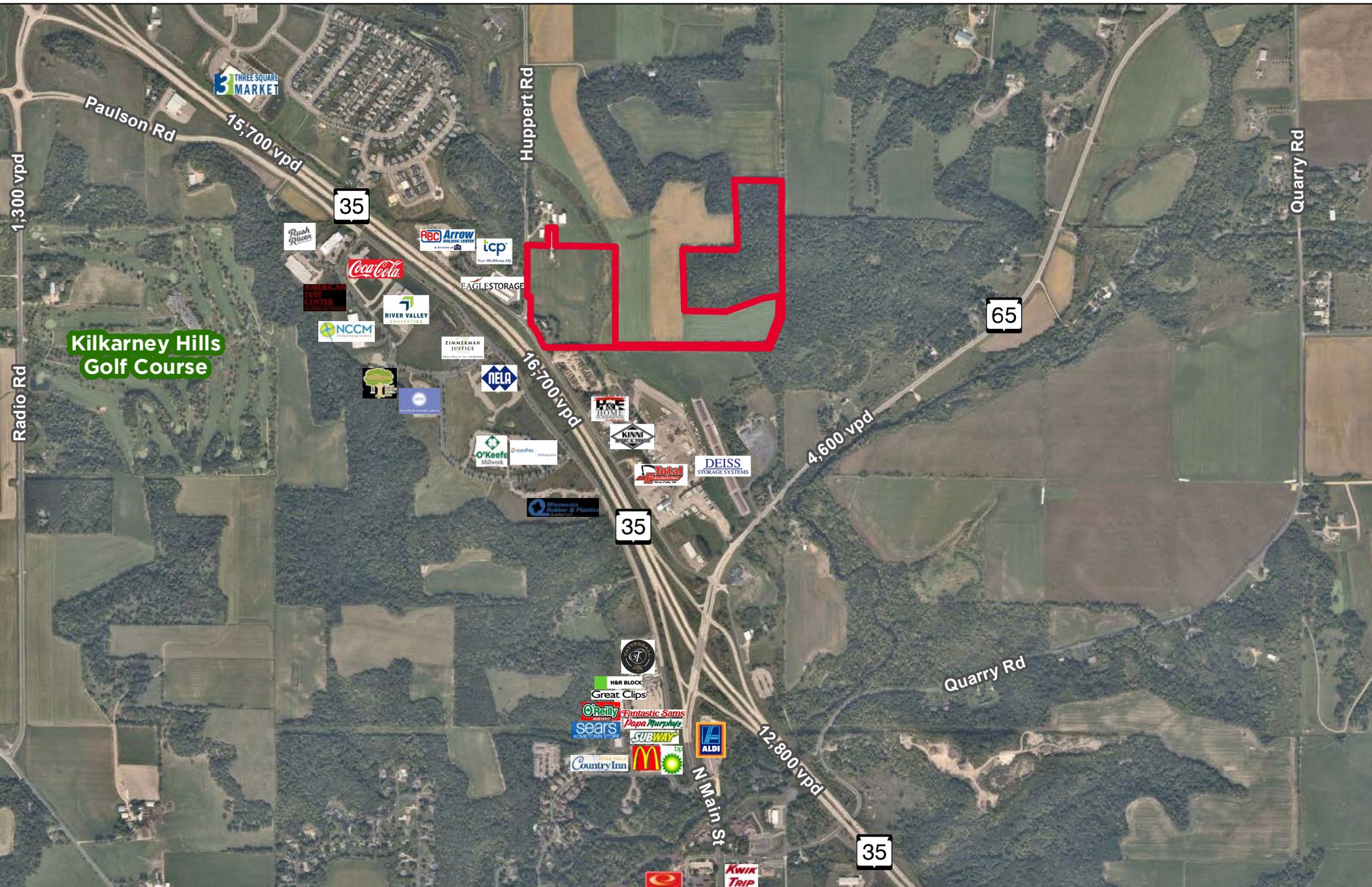
	Vehicles Per Day (VPD)
WI-35	16,700



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**Kilkarney Hills
Golf Course**

**3
THREE SQUARE
MARKET**

35

65

35

35

1,300 vpd

Radio Rd

Paulson Rd

15,700 vpd

Huppert Rd

16,700 vpd

4,600 vpd

Quarry Rd

Quarry Rd

N Main St

12,800 vpd

Rush River

ABC Arrow
A Division of

icp
Your Workplace Ally

Coca-Cola

EAGLE STORAGE

NCCM

RIVER VALLEY

ZIMMERMAN JUSTICE

NELA

HOE LOOSE

KIMM

DEISS
STORAGE SYSTEMS

O'Keefe
Milwaukie

Hotel

MINNESOTA
MILWAUKEE & PRAIRIE
LAND

H&R BLOCK

Great Clips

O'helly

Fantastic Sams

sears
HOMETOWN STORE

Papa Murphy's

McDonald's

Subway

ALDI

Kwik Trip

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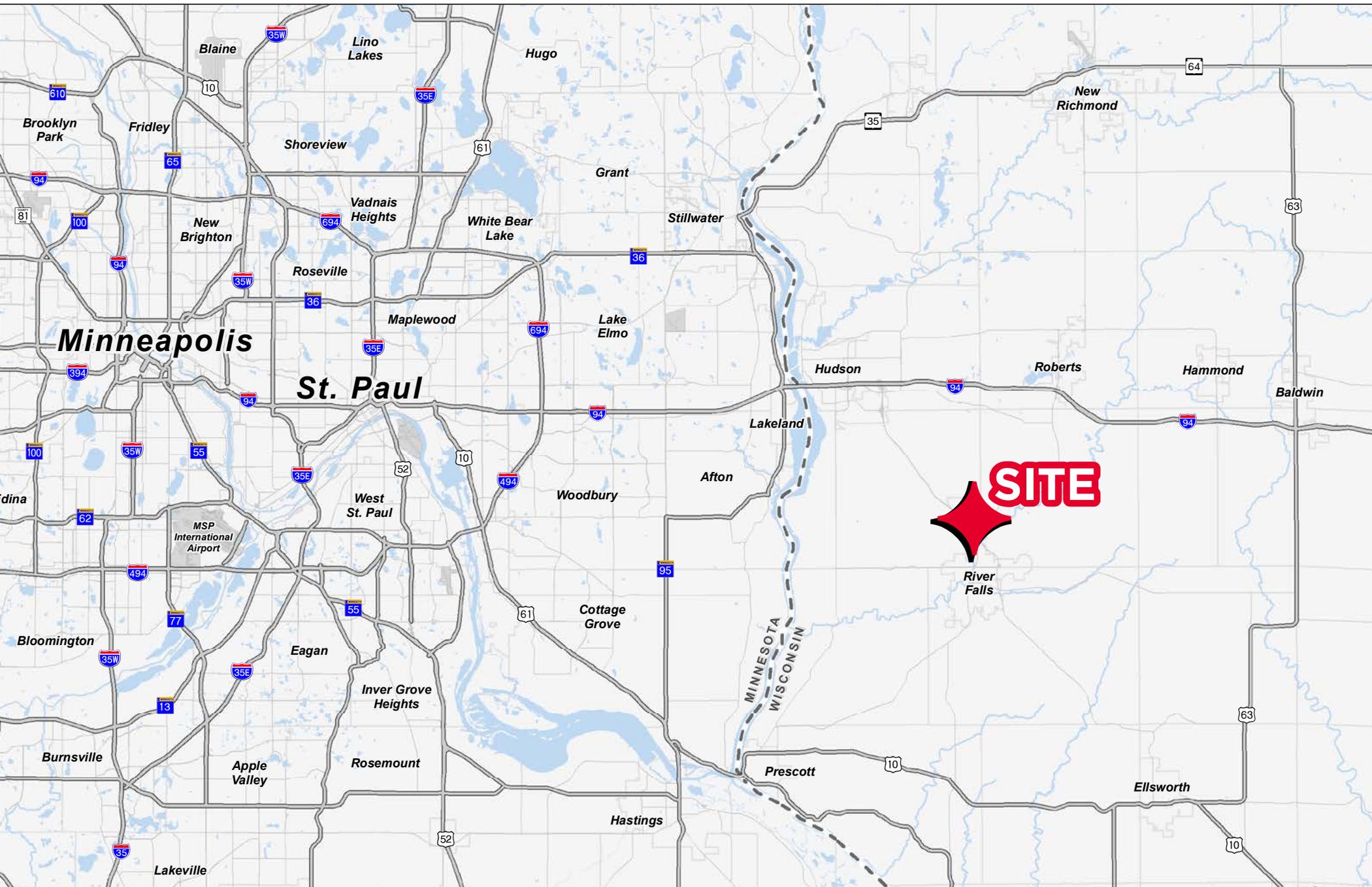
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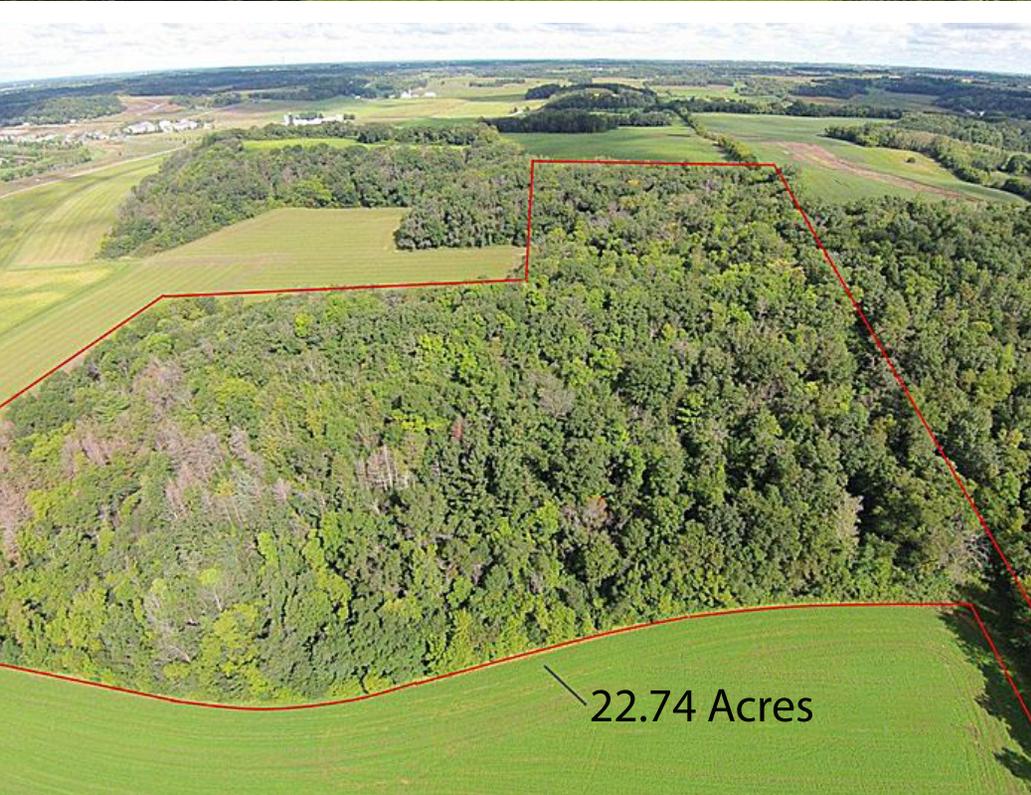
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Wooded Acreage Photos



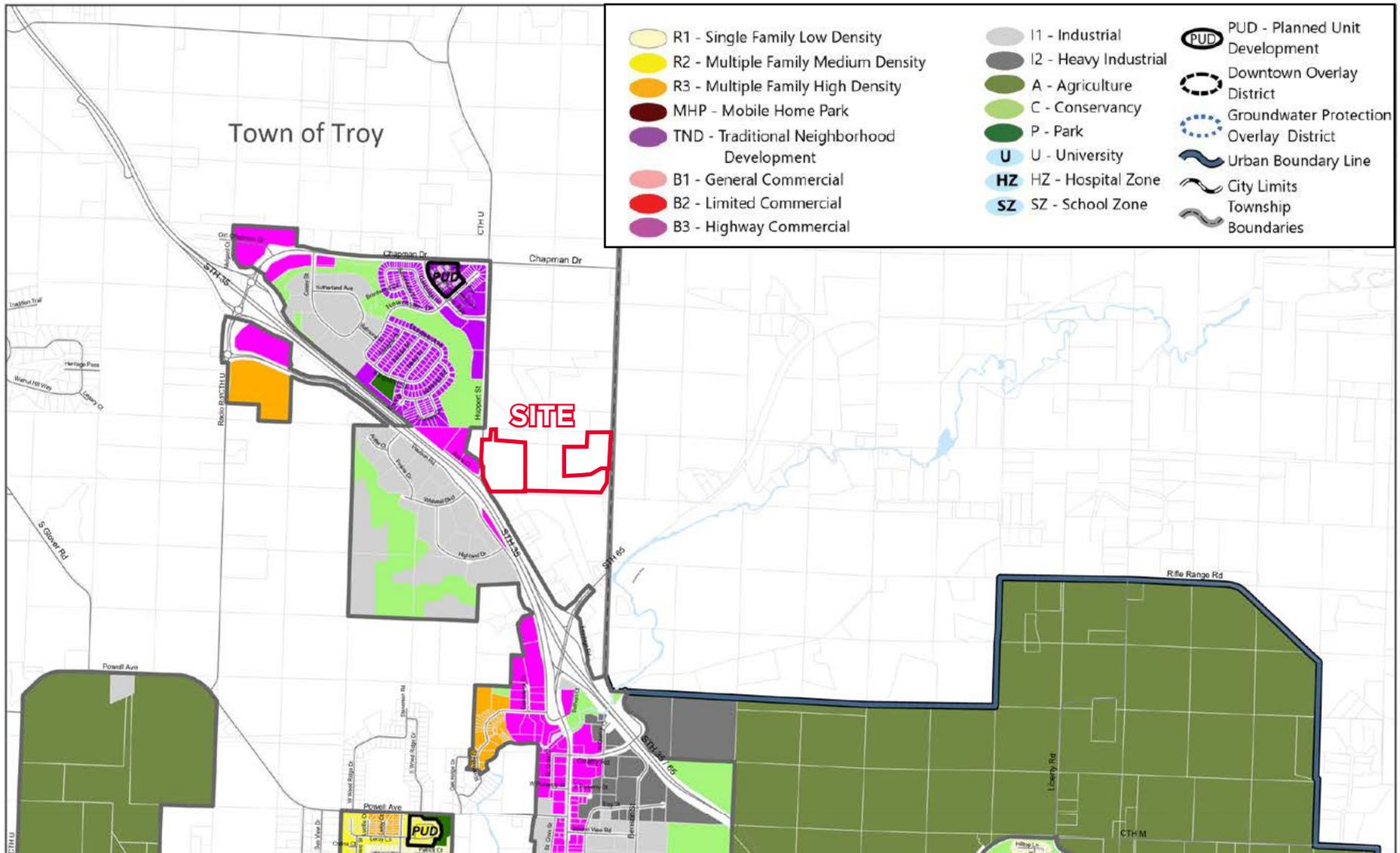
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Zoning Map



[CLICK ON ZONING MAP FOR PRINTABLE IMAGE](#)