



# One-Of-A-Kind Hudson, WI Office Building

708 2ND STREET, HUDSON, WI 54016-1638



FOR SALE

*PRESENTED BY:*

**KW COMMERCIAL**  
2660 Arthur Street  
Roseville, MN 55113

**CHAD HEER**  
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# Property Summary



## PROPERTY DESCRIPTION

Own an amazing multi-level commercial office building in downtown Hudson, WI, with panoramic views of the Saint Croix River Valley! Built in 2018, with thoughtful finishes and flow, along with an obvious focus on employee satisfaction, this building offers an amazing lunchroom gathering area and a full kitchen. The third floor conference room has big bright windows with a large outdoor, rooftop patio - a great place to spend your meetings! The first and second floors of office space offer private offices around the perimeter and cubicles in the center.

## PROPERTY HIGHLIGHTS

- Adjacent lot for additional parking (712 2nd St) is sold separately
- Currently under a lease until June 30, 2026 with tenant extensions available. Call for Details
- Easement in place with neighboring building (southernmost parking space is deeded to 702 2nd St; utility box for 708 is on the land of 702)

## OFFERING SUMMARY

Sale Price:	\$3,450,000
Year Built:	2018
Lot Size:	0.203 Acres
Building Size:	12,361 SF
2024 Property Taxes:	\$ 27,681
2025 NOI:	\$ 131,325
Co-Listing Broker (KW Hudson Office)	Suzy Korum 715.760.1608 suzykorum@kw.com
NOI:	\$131,325.00
Cap Rate:	3.81%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,158	9,833	16,617
Total Population	4,995	24,078	43,246
Average HH Income	\$105,407	\$134,601	\$147,831



# Property Details

Sale Price

**\$3,450,000**

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	G2 Commercial/B4 Central Business District
Lot Size	0.203 Acres
Property ID	236021700000
Parking	8 Underground & 4 Rear/Alley
Utilities	In-Floor Heat, Central Air & Natural Gas
Waterfront Views	St. Croix River

## LOCATION INFORMATION

Building Name	708 2nd Street   Hudson, WI
Street Address	708 2nd Street
City, State, Zip	Hudson, WI 54016-1638
County	St. Croix County

## BUILDING INFORMATION

Building Size	12,361 SF
NOI	\$131,325.00
Cap Rate	3.81
Building Class	B
Occupancy %	100.0% (Single Tenant)
Number of Floors	3
Year Built	2018
Easement	Parking Stall & Utility Box (Deed in place between 708 & 702 2nd Street)



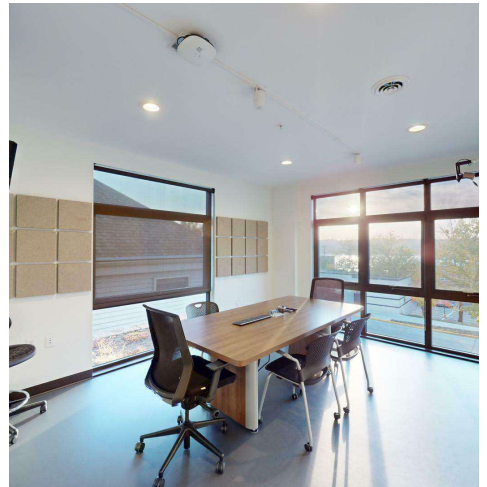
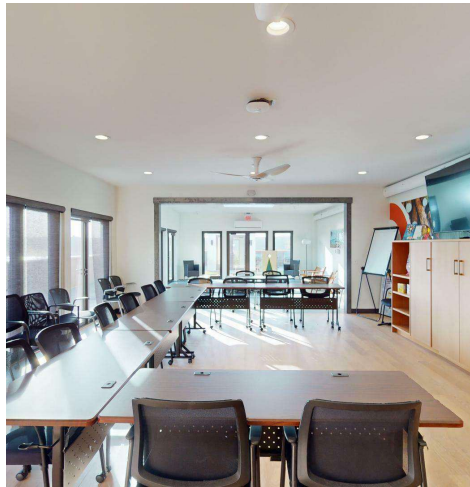
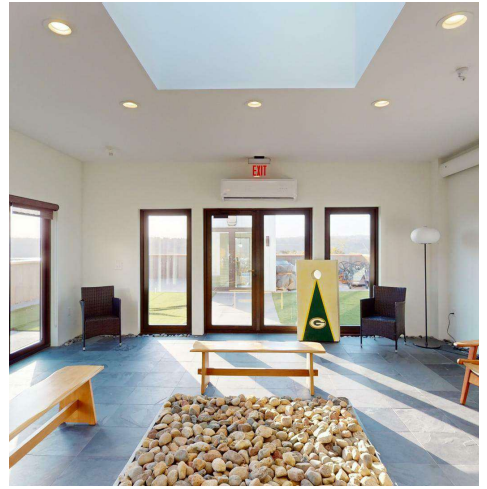
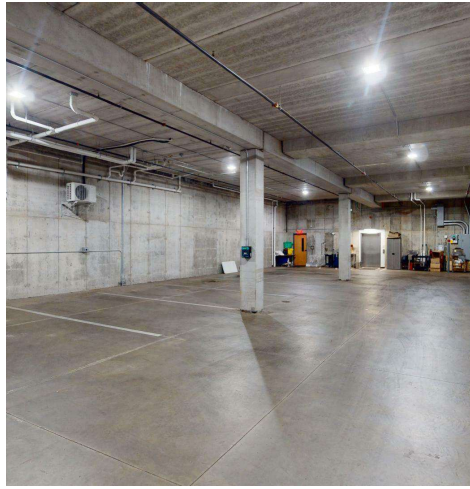
# Exterior Photos



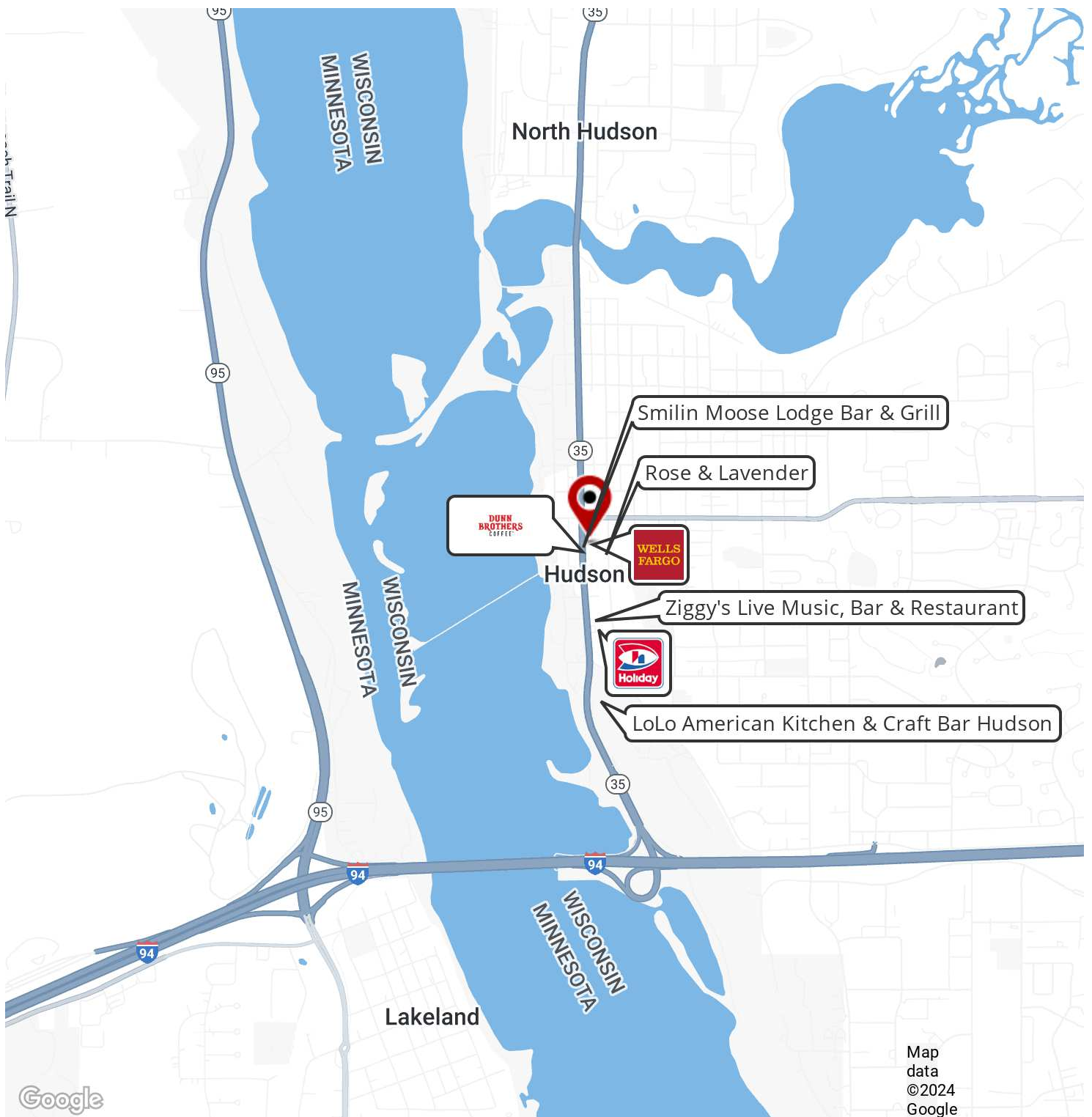
# Interior Photos



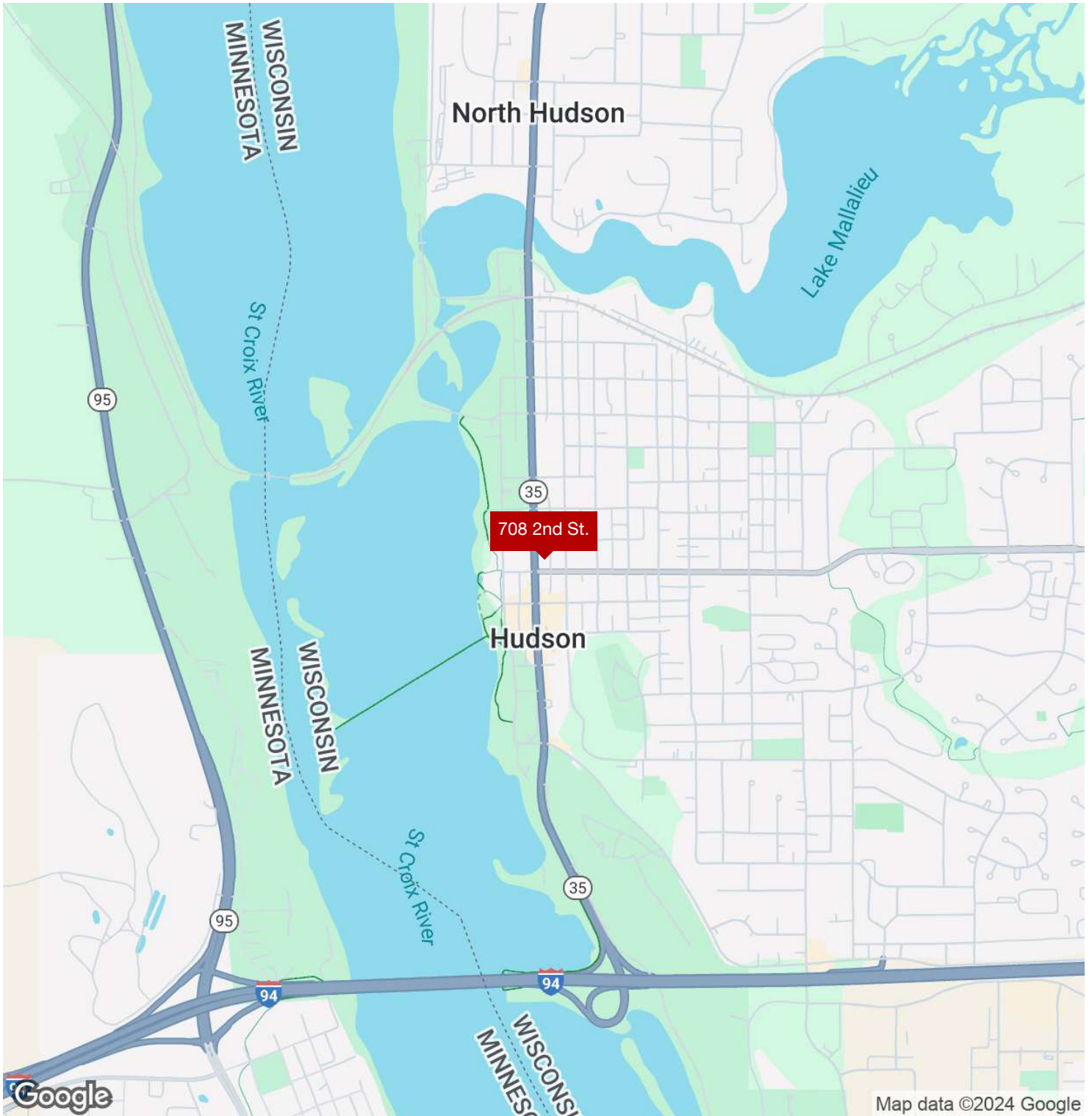
# Additional Photos



# Retailer Map

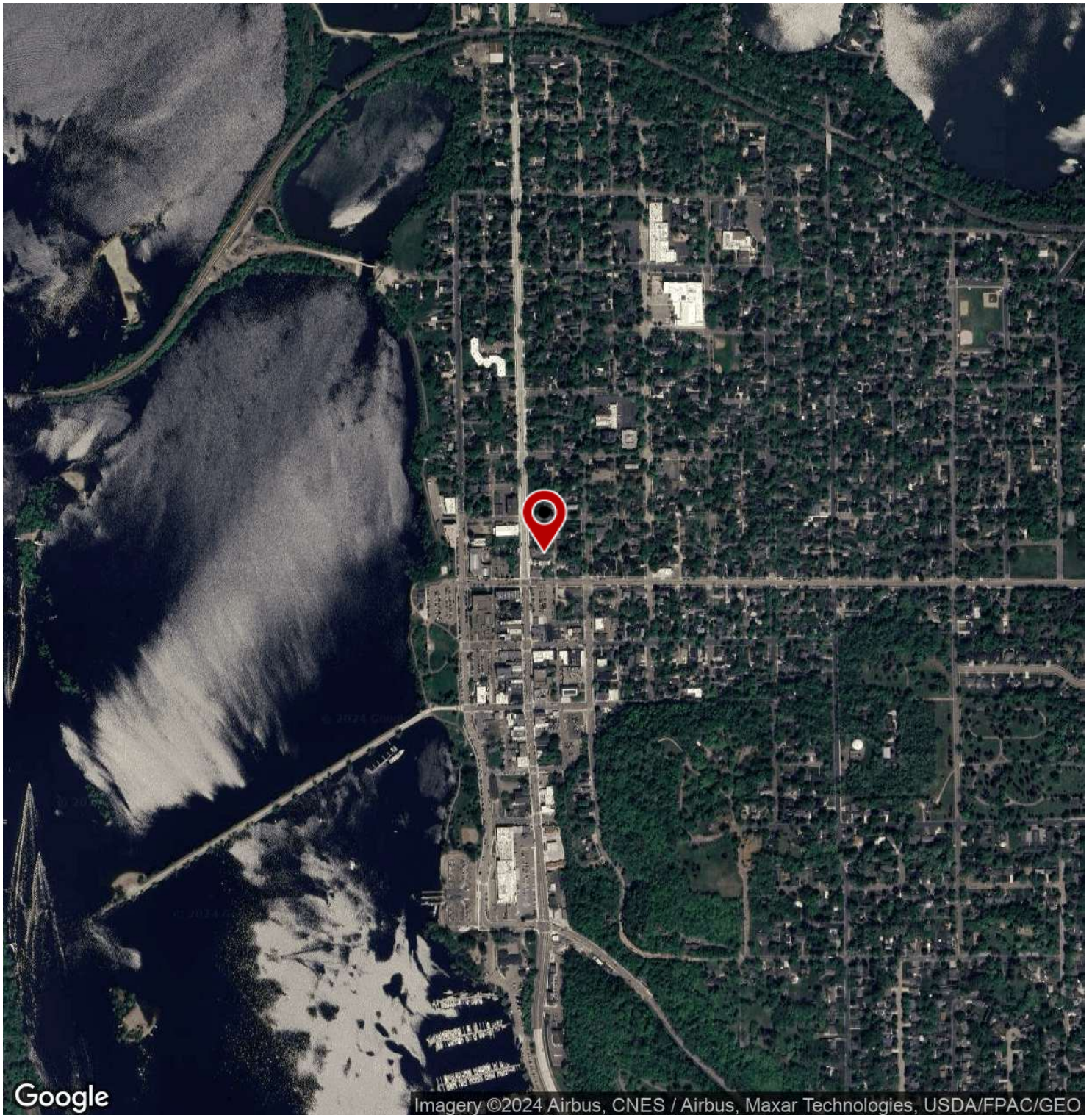


# Regional Map

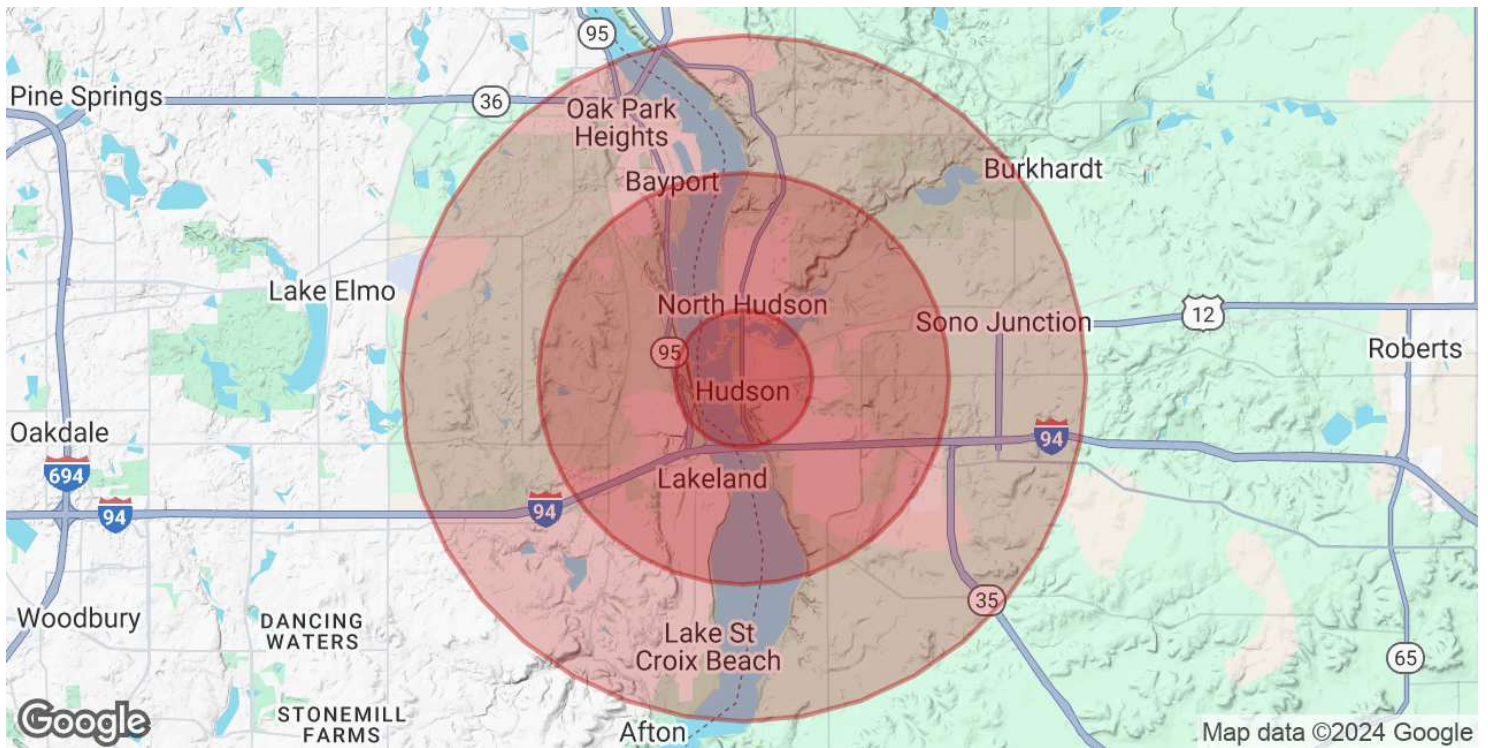




# Aerial Map



# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,995	24,078	43,246
Average Age	41	42	42
Average Age (Male)	40	41	41
Average Age (Female)	42	43	42

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	2,158	9,833	16,617
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$105,407	\$134,601	\$147,831
Average House Value	\$406,509	\$461,573	\$479,465

Demographics data derived from AlphaMap

