

11 ACRES FOR SALE

Colliers

Transformational Development Site

38 Messenger St | Rice Lake, WI



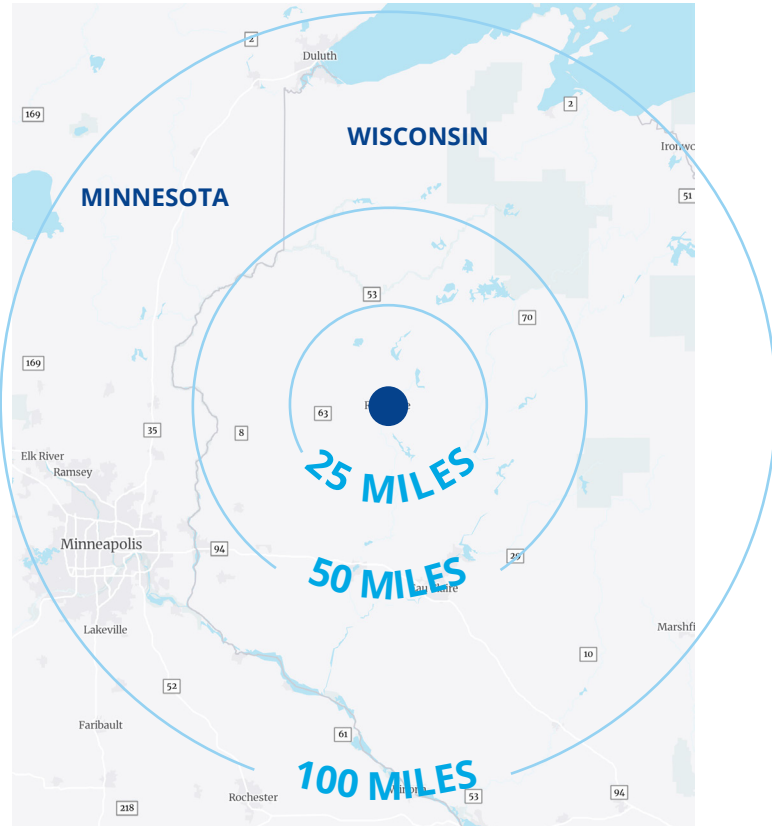
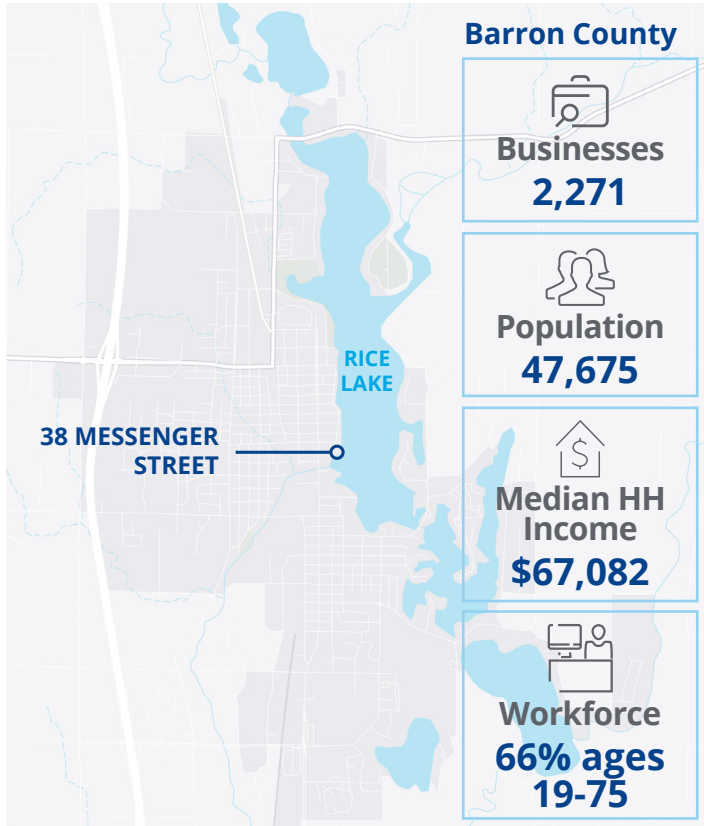
Discover the Future of Downtown Rice Lake

38 Messenger Street presents a rare opportunity to re-imagine 11 acres of prime lakefront real estate in the heart of Rice Lake's historic downtown. Once an industrial hub, this remarkable site is now poised for transformation — offering a blank canvas for visionary developers ready to shape the next chapter of Rice Lake's waterfront.

The City of Rice Lake, Barron County, and the State of Wisconsin are all fully behind this redevelopment effort, with strong municipal support, secured demolition funding, and substantial grants and aid available - including WAM and SAG grants, as well as TIF incentives to help bring your vision to life.

Key Features

- Four contiguous parcels along Main Street in downtown Rice Lake
- Clean Phase I Environmental Site Assessment completed
- WAM Grant funding available to support demolition of existing structures
- The Wisconsin SAG grant is available to cover any clean up costs should they arise
- City of Rice Lake fully engaged and supportive, offering flexible zoning assistance and multiple funding opportunities — this site is a top redevelopment priority for the city



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