

FOR SALE



3020 PIONEER AVE

Rice Lake, WI 54868

\$425K

PRICE



Feather Real Estate Group

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EXIT

EXIT

EXIT



EXIT



Airborn

No Smoking

NO SMOKING

NO OPEN FLAMES



Executive Summary

3020 PIONEER AVE · Rice Lake, WI 54868

PRICE
\$425,000

PRICE/SF
\$78.70

- **C**all 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.

PROPERTY DATA

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 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.

PROPERTY SNAPSHOT

 Asking Price	\$425,000
 Price/SF	\$78.70
 Building SF	5,400 SqFt
 Year Built	1989
 Lot Size	97,558.00 SqFt

Peterson Services
3020 PIONEER AVE
Of Rice Lake

53

48

48

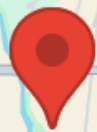
25

Rice Lake

HISTORIC
RICE LAKE

53

Menards



53

25

Country Lane
& Pantry



A Plus Plumbing
Service 'N More



Blue Hills
Sportsmen's Club



Rice Lake
Regional
Airport



Northwest Air & Water



Canton

25

45.4686°N, 91.7425°W

Market Overview

3/31/1887

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.

KEY FACTS

County	Barron
Incorporated	3/31/1887
City	9.7 sq mi
Land	8.6 sq mi
Water	1.1 sq mi
Elevation	1135 ft

DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS

Population	1,311
Median HH Income	\$62,276
Households	630

3-MILE RADIUS

Population	11,178
Median HH Income	\$61,081
Households	4,850

5-MILE RADIUS

Population	16,012
Median HH Income	\$64,154
Households	6,880

Source: ESRI / ArcGIS Business Analyst

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◆
EXCLUSIVELY OFFERED BY



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