



**FOR SALE**

# COMMERCIAL STORAGE

1570 MACAULEY AVE

Rice Lake, WI 54868

**\$420K**  
PRICE

**5.12%**  
CAP RATE

**\$24.19K**  
NOI

**Charles S Feather**

President

7153086600 (Mobile)

charles@featherrealestategroup.com

**Feather Real Estate Group**

3011 S. Main Street

Suite 4, Rice Lake, WI

7157190880

featherrealestategroup.com







# Executive Summary

**1570 MACAULEY AVE**  
**Rice Lake, WI 54868**

- Move your business to this 2 year old 5,250 SF commercial building just off Main Street in Rice Lake, WI. Units 1, 2, 3 are 21' wide X 50' deep. Units 4 & 5 are open featuring 42' X 50'. All units are occupied with several months to several years left on their lease.

The building was constructed in 2024 with storage and distribution in mind. Features added to the construction include 5" concrete, 3" asphalt parking lot, 36" service door and 12' X 12' powered overhead door plus 100 amp service for each bay.

Each unit rents for \$525 per month plus electricity. The owner provides snow removal, lawn care, insurance and real estate taxes.

 <b>\$420,000</b> PRICE	 <b>5.12%</b> CAP RATE
 <b>\$24,192</b> NOI	 <b>\$80.00</b> PRICE/SF
 <b>\$84,000</b> PRICE/UNIT	 <b>5</b> UNITS
<b>PROPERTY DATA</b>	
Building SqFt	<b>5,250 SqFt</b>
Year Built	<b>2024</b>
Lot Size (SF)	<b>20,778.00 SqFt</b>
Parcel ID	<b>276-5007-19-010</b>
Zoning Type	<b>Commercial</b>
County	<b>Barron</b>
Coordinates	<b>45.485142,-91.735669</b>
Units	<b>5</b>
Unit Size	<b>21' X 50'</b>


# Investment Highlights

- 14' ceiling with lighting
- 12' X 12' power overhead door
- 36" steel access door
- Bays 1,2 & 3 are 1,050 Sf; Bays 4 & 5 combined are 42' X 50' or 2,100 St
- 100 amp electrical service in each bay with separate meters
- Over size concrete and asphalt parking lot to accommodate large trucks
- Parcel backs up to city trail for snow mobiles, ATV's and Side by Side access

## PROPERTY SNAPSHOT

 Asking Price	<b>\$420,000</b>
 Cap Rate	<b>5.12%</b>
 Price/SF	<b>\$80.00</b>
 Building SF	<b>5,250 SqFt</b>
 Year Built	<b>2024</b>
 Lot Size	<b>20,778.00 SqFt</b>

## RETURNS & OCCUPANCY

 Cap Rate	<b>5.12%</b>
--	--------------

COMMERCIAL STORAGE

Peterson Services  
Of Rice Lake

Campia

Red Barn Theatre

Rice Lake

HISTORIC  
RICE LAKE

Menards

Lane  
Pantry

Blue Hills  
Sportsmen's Club

45.4851°N, 91.7357°W

COMMERCIAL STORAGE

Northwest Air & Water

Canton







# 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

Population	8,438
Area	9.8 sq mi
Elevation	1,148 ft
County	Barron County
State	Wisconsin

## DEMOGRAPHIC SNAPSHOT

### 1-MILE RADIUS

Population	3,520
Median HH Income	\$56,105
Households	1,590

### 3-MILE RADIUS

Population	12,048
Median HH Income	\$61,149
Households	5,273

### 5-MILE RADIUS

Population	14,619
Median HH Income	\$63,571
Households	6,289

Source: ESRI / ArcGIS Business Analyst

# COMMERCIAL STORAGE

1570 MACAULEY AVE, Rice Lake, WI, 54868

PRESENTED BY



**Charles S Feather**

President

7153086600

[charles@featherrealestategroup.com](mailto:charles@featherrealestategroup.com)

Lic# 57513-99

**Feather Real Estate Group**

3011 S. Main Street

Suite 4, Rice Lake, WI

7157190880 [featherrealestategroup.com](http://featherrealestategroup.com)

## DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from FEATHER REAL ESTATE GROUP and it should not be made available to any other person or entity without the written consent of FEATHER REAL ESTATE GROUP.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to FEATHER REAL ESTATE GROUP. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. FEATHER REAL ESTATE GROUP has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, FEATHER REAL ESTATE GROUP has not verified, and will not verify, any of the information contained herein, nor has FEATHER REAL ESTATE GROUP conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.  
PLEASE CONTACT THE FEATHER REAL ESTATE GROUP ADVISOR FOR MORE DETAILS.