

FOR SALE

# Home Medical Building

1590 Macauley Avenue

Rice Lake, WI 54868

**\$420K** | **9.68%** | **\$40.63K**  
PRICE | CAP RATE | NOI

**Charles S Feather**

President

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**Feather Real Estate Group**

3011 S. Main Street

Suite 4, Rice Lake, WI 54868

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Lic# 938439-91





# Executive Summary

1590 Macauley Avenue  
Rice Lake, WI 54868

  
**\$420,000**  
PRICE

  
**9.68%**  
CAP RATE

  
**\$40,635**  
NOI

  
**\$149.04**  
PRICE/SF

## PROPERTY DATA

Building SqFt	<b>2818</b>
Lot Size (Acres)	<b>0.350</b>
Parcel ID	<b>276-5007-21-000</b>
Zoning	<b>Commercial</b>
County	<b>Barron</b>
Coordinates	<b>45.484802,-91.735701</b>
Lot Size (SF)	<b>15,246</b>

We are pleased to present Home Medical Building, a premier industrial warehouse and distribution facility located at 1590 Macauley Avenue in Rice Lake, Wisconsin. This exceptional asset offers investors a rare opportunity to acquire a functional, well-maintained property. Tenant is a stable, well established commercial tenant who has occupied the building since 12/1/2021. Their current lease expires 11/30/2027.

Home Medical, an Adapt Health Company is a network of full-service medical equipment companies that use tailored products and services to empower patients to live their best lives – out of the hospital and in their homes. They are a local retailer of oxygen equipment, wheelchairs, and other supplies.

Strategically located in the Rice Lake, Wisconsin industrial corridor, the property offers easy access to major highways. There is plenty of employee and customer parking on a newly surfaced asphalt parking lot.

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.

HOME MEDICAL BUILDING

Peterson Services  
Of Rice Lake

Campia

Red Barn Theatre

Rice Lake

HISTORIC  
RICE LAKE

Menards

Lane  
Pantry

A Plus Plumbing  
Service 'N More

Blue Hills  
Sportsmen's Club

Home Medical Building

Northwest Air & Water

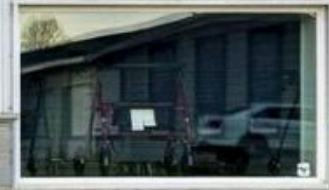
Canton

45.4848°N, 91.7357°W



**Home Medical**  
Products & Services  
+ an AdaptHealth company

1590







Home Medical Building

Displayed property lines are approximate only



PRESENTED BY

## Home Medical Building

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