## RICE LAKE OFFICE BUILDING SITE

36 7-8 man a tr 7-8 man a tr 7-9 L2 C28-86 L3 C28-86 L3 C28-86 MOS 8407 59 276-8001-33-050 110.56 110.56 110.56 110.56 110.56 10.77 160.00 2 , 25,00 10.77 160.00 2 , 25,00 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.00 10.77 10.77 10.77 10.00 10.77 10.77 10.77 10.77 10.00 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77 10.77	00000 27
P MOS 7350 L1 C28-86   MOS 8407 276-8001-33-000 N   201.99 201.99 N   201.99 N N   201.90 N <t< th=""><th></th></t<>	
UNIT 2     741.00     343.10       276-1992-02-000     545.10     546       Furniture 123     COMMON ELEMENT     10       Hobby Lobby     RICE RETAIL CONDO     10	R 200.00 L+628-34
UNIT 1 276-1992-01-000 215-00 Shervin Tigons	
250.89 289.85 20.07 mass south access RD 1 276-8004-22-090	

2810 Pioneer Avenue, Rice Lake, WI 54868

Shovel ready 0.701 AC site (30,543 SF) on Pioneer Avenue in the heart of Big Box Retail Development. The parcel is directly north of Associated Bank and east of Furniture 123, Hobby Lobby and Sherwin Wil-liams. Property is priced at assessor FMV for quick sale. All utilities accessible including a 10" water and 8" sewer main on Pioneer Avenue. Parcel 276-8001-33-008. 2024 Real Estate Taxes \$1,367.50. Property is zoned Commercial. Build to suite possible. Assessor's FMV \$85,900 / \$2.81 SF





CHARLES

FEATHER REAL ESTATE GROUP, INC. 3011 S. Main Street Rice Lake, WI 54868 O 715.719.0880 M 715.308.6600



The Feather Family of Realtors have been providing professional representation to buyers, sellers, tenants and landlords since 1954. We would be honored to serve you too.