



COMMERCIAL STORAGE

1570 Macaulay Avenue
Rice Lake, WI 54868



INVESTMENT SUMMARY

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.



PROPERTY SUMMARY

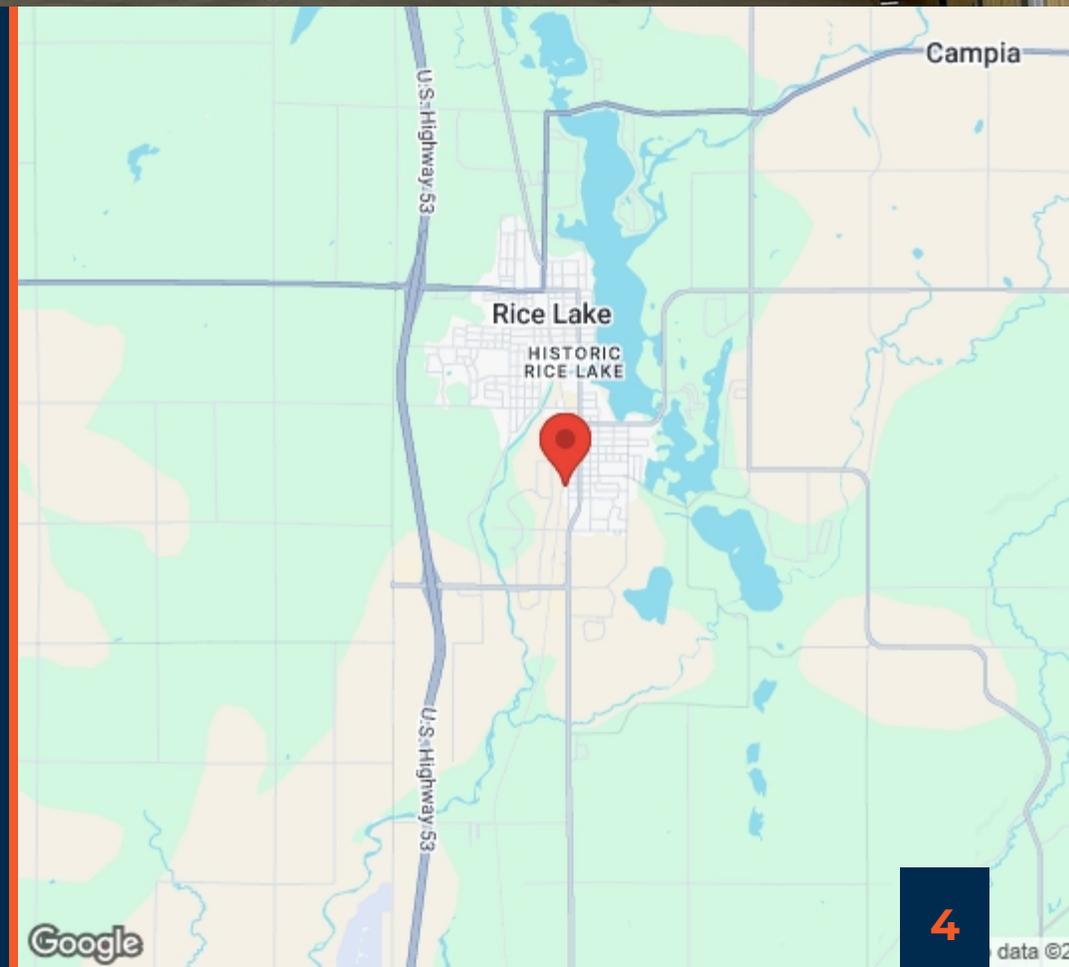
Offering Price	\$472,500.00
CAP Rate	5.12%
NOI	\$24,192.00
Building SqFt	5,250 SqFt
Year Built	2024
Lot Size (SF)	20,778.00 SqFt
Parcel ID	276-5007-19-010
Zoning Type	Commercial
County	Barron
Coordinates	45.485142,-91.735669
Units	5
Unit Size	21' X 50'





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



CITY OF RICE LAKE

INCORPORATED

3/31/1887

AREA

CITY	9.7 SQ MI
LAND	8.6 SQ MI
WATER	1.1 SQ MI
ELEVATION	1135 FT

POPULATION



ABOUT RICE LAKE

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.



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

EXCLUSIVELY PRESENTED BY:



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