

Feather Real Estate Group, Inc.

# RICE LAKE, WI

## COMMERCIAL LAND FOR SALE



**\$98,880**

- Two parcels adjacent to VA Outpatient Clinic
- Total 2.27 AC
- Zoned Commercial
- East portion ideal office building site
- 14,100 VPD Traffic on Highway O
- 2024 Real Estate Taxes \$1,449.72
- Price has been discounted to \$1.00 SF for combined two parcels
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**320 CO ROAD O, RICE LAKE, WI 54868**

Great office or retail store site located adjacent to the VA Outpatient Clinic (former Shopko Building). Lot 2 on the east side has 1.672 acres. Lot 3 on the west side is 0.599 acres. Both parcels are zoned commercial. The property is priced at only \$1.00 per square foot in a market that has seen \$2.50 to \$9.00 square foot sale prices. Both parcels are being sold together. This is a well populated area of the city with big box retail, restaurants and office buildings.

Water and sewer is accessible to the east parcel. Only water is accessible to the parcel on the west.



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*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.*







# LOCAL TRADE AREA

FORMER SHOPKO | RICE LAKE, WI

