

FOR SALE

COMMERCIAL LAND MENOMONIE, WI

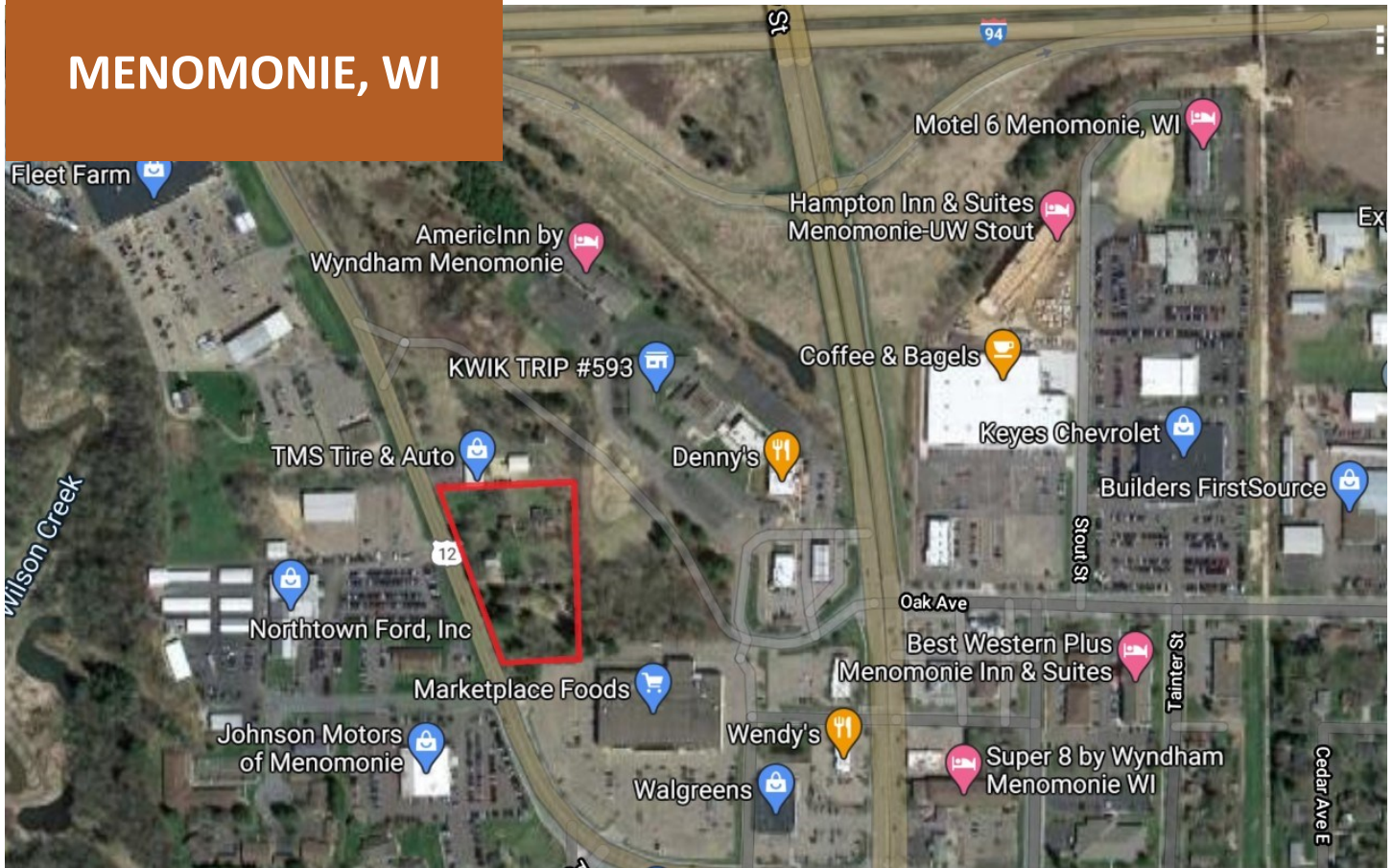
Applegate Inc.



Commercial Real Estate Sales and Leasing
Property Management
www.applegatecommercial.com

651-230-0762

PO Box 32
New Richmond, WI 54017
1940 Greeley St. #202,
Stillwater, MN 55082



AVAILABLE:

2.74 AC / 119,354 SF

USES:

Premier commercial development opportunity

SALE PRICE:

\$ 984,675.00

SUMMARY:

Three prime parcels totaling 2.74 acres/119,354 square feet with tremendous visibility. The land is zoned B-2 Local Commercial District in the city of Menomonie. The land is fairly flat with multiple access points directly off State Hwy 12. (Please note the property has existing structures that would require demolition)

It is located approximately a quarter mile south of Interstate 94 (Exit 41, W-25) and is located in a fast growing area surrounded by ample retail, auto dealerships, restaurants, hotels and a new Kwik Trip.

Menomonie is located 65 miles from the Twin Cities and 24 miles from Eau Claire. Just off Interstate 94, between the Twin Cities of Minnesota, Eau Claire and Chippewa Falls.

Daily Traffic Counts Per WI DOT surrounding immediate area: Hwy 12: 4,000—N. Broadway 17,700.

Menomonie has a current population of more than 16,300 people, the city has a thriving industrial base. Lake Menomin is in the heart of the city, providing residents year-around recreational and community event opportunities. UW-Stout has an international reputation for its excellent degree programs in business, industry, technology, education, human development and art and design.

APPLEGATE INC COMMERCIAL REAL ESTATE SALES AND LEASING

252 So. Knowles Ave.

NEW RICHMOND, WI, 54017

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AERIAL MAP

FOR SALE
COMMERCIAL LAND
MENOMONIE, WI



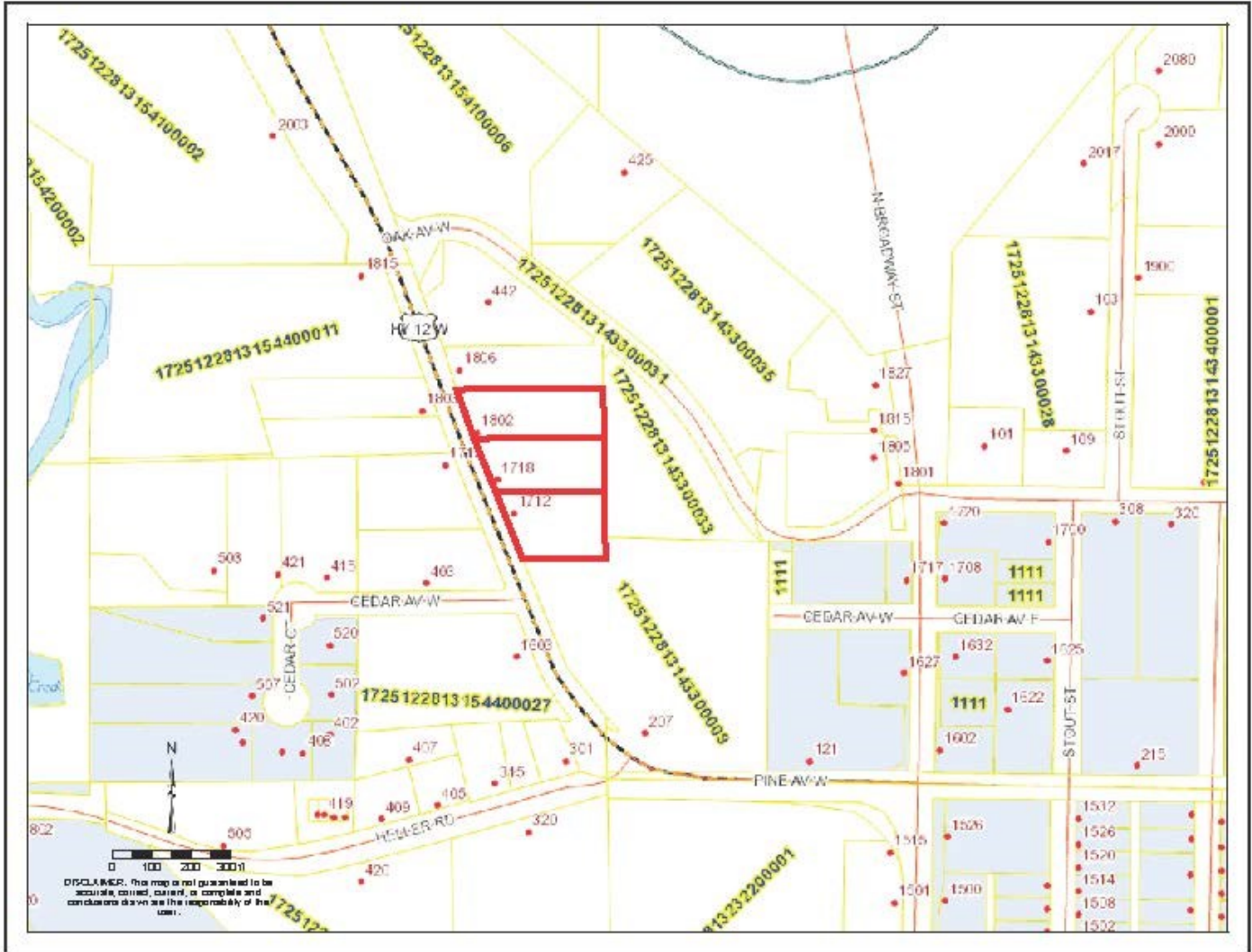
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STREET MAP

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MENOMONIE, WI



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