

Property Details		Contact Information	
<b>Site Name</b>	Marcil Family Partnership	Municipal Contact	Beth Thompson
<b>Address</b>	127 S Knowles Ave	Phone Number	715-246-4268
<b>City</b>	New Richmond	Email	<a href="mailto:bthompson@newrichmondwi.gov">bthompson@newrichmondwi.gov</a>
<b>State</b>	Wisconsin	Web Address	<a href="http://www.newrichmondwi.gov">www.newrichmondwi.gov</a>
<b>Zip Code</b>	54017		
<b>County</b>	St. Croix	Property Contact	T. J. Wilson
<b>Building Size</b>	7,400 sq ft (4,000 main level; 3,400 basement)		Applegate Property Management
<b>Primary Building Type</b>	Office or Retail	Phone Number	651-230-0762
<b>Currently Zoned</b>	Z-6 Central Business District	Email	<a href="mailto:tjw@frontiernet.net">tjw@frontiernet.net</a>
<b>Sale Price</b>	\$299,000		
<b>Lease Price</b>	\$8.00/sq ft/year		

This attractive brick building is well positioned in the heart of downtown New Richmond. Heavily traveled Knowles Avenue comes with meter-free parking. Current zoning is Z6 - Central Business District. The building was built in approximately 1910 with a main floor area of approximately 4,000 sq ft, of which 3,400 sq ft is usable space. The basement is unfinished. Property taxes in 2017 were \$4,105. This building was recently used as a general office with approximately six private offices with large open areas. The space also lends itself to a retail type use. The front of the building is an attractive brick finish with a newer glass front with low E glass. The building has two natural gas furnaces, central air conditioning, and a restroom in the lower level/basement. There is private parking at the rear of the property for 6 to 8 vehicles.