

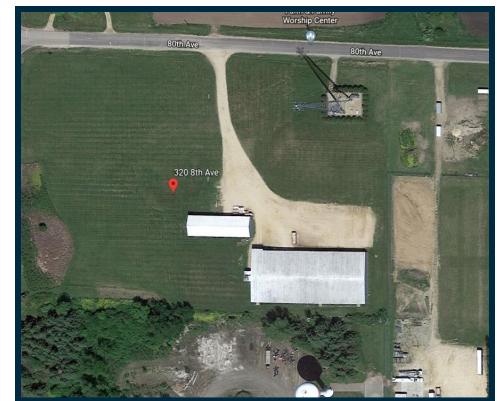
For Sale

\$549,000
Office Space
Warehouse/ Production
Space

- 22,000 SF Main Building
- 4,750 SF Storage Building
- 6.9 Acres
- Drive In Doors
- Dock Door
- Heavy Power
- Former Woodworking Shop



320 8th Ave
Baldwin, WI



For more information contact:

Kevin J. LaCasse

651.430.2024 office

651.216.4858 mobile

651.430.2480 fax

klacasse@greystone-commercial.com

**320 8th Ave
Baldwin, WI**

Site Information:

Property Type: Office/Warehouse
Availability: TBD
Terms: Cash or Terms Acceptable to Seller
Sale Price: \$549,000
RE Tax: \$7,955.81 (2018)

Land Data:

Square Feet: 303,171
Dimensions: See Attached Survey
Topo: Level Areas & Sloping Areas

Building Data:

Square Feet : 22,000 SF
4,750 SF - Cold Storage

Construction: Main Building: Steel Frame & Metal Siding
Storage Building: Wood Frame & Metal Siding

Floors: Concrete Slab

Utilities: City Water & Sewer, Electric & Natural Gas

HVAC: Office: Air-Conditioned
Production/Warehouse: Combination of
Radiant Heat & Gas Fired Forced Air



For more information contact:

Kevin J. LaCasse

651.430.2024 office

651.216.4858 mobile

651.430.2480 fax

klacasse@greystone-commercial.com

****All square footages are assumed to be approximate****

**320 8th Ave
Baldwin, WI**

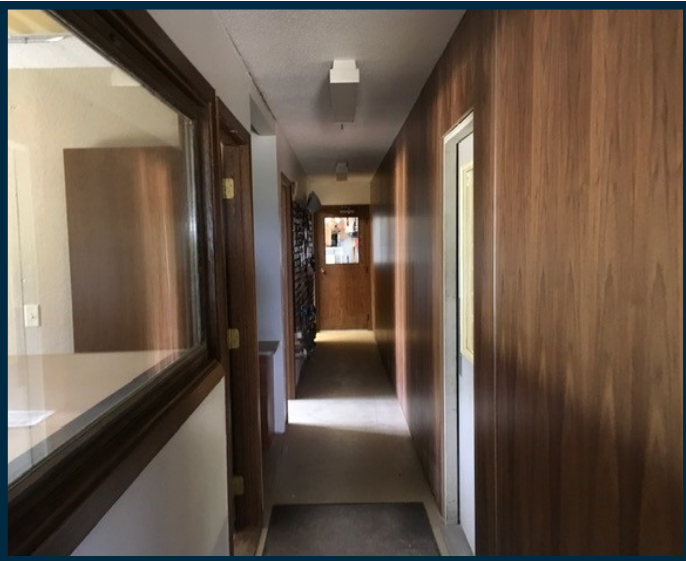


For more information contact:

Kevin J. LaCasse
651.430.2024 office
651.216.4858 mobile
651.430.2480 fax
klacasse@greystone-commercial.com

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.

**320 8th Ave
Baldwin, WI**



For more information contact:

Kevin J. LaCasse

651.430.2024 office

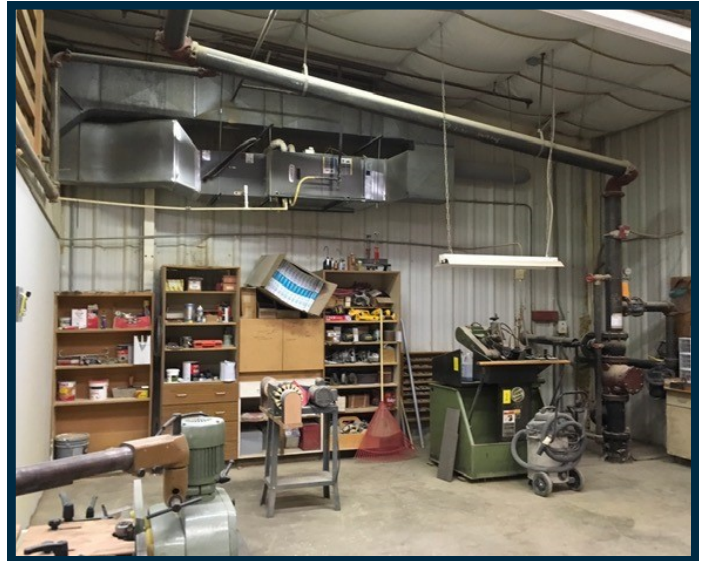
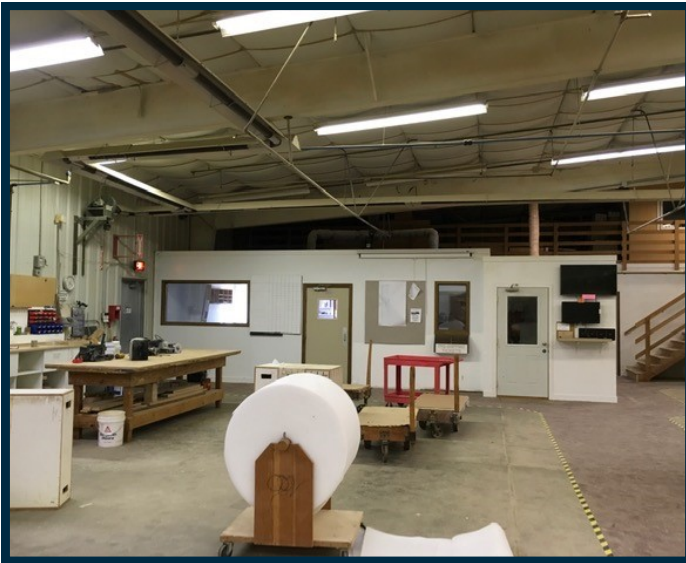
651.216.4858 mobile

651.430.2480 fax

klacasse@greystone-commercial.com

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.

**320 8th Ave
Baldwin, WI**



For more information contact:

Kevin J. LaCasse

651.430.2024 office

651.216.4858 mobile

651.430.2480 fax

klacasse@greystone-commercial.com

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.



**320 8th Ave
Baldwin, WI**



klacasse@greystone-commercial.com

Site Map

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.

**320 8th Ave
Baldwin, WI**



For more information contact:

Kevin J. LaCasse

651.430.2024 office

651.216.4858 mobile

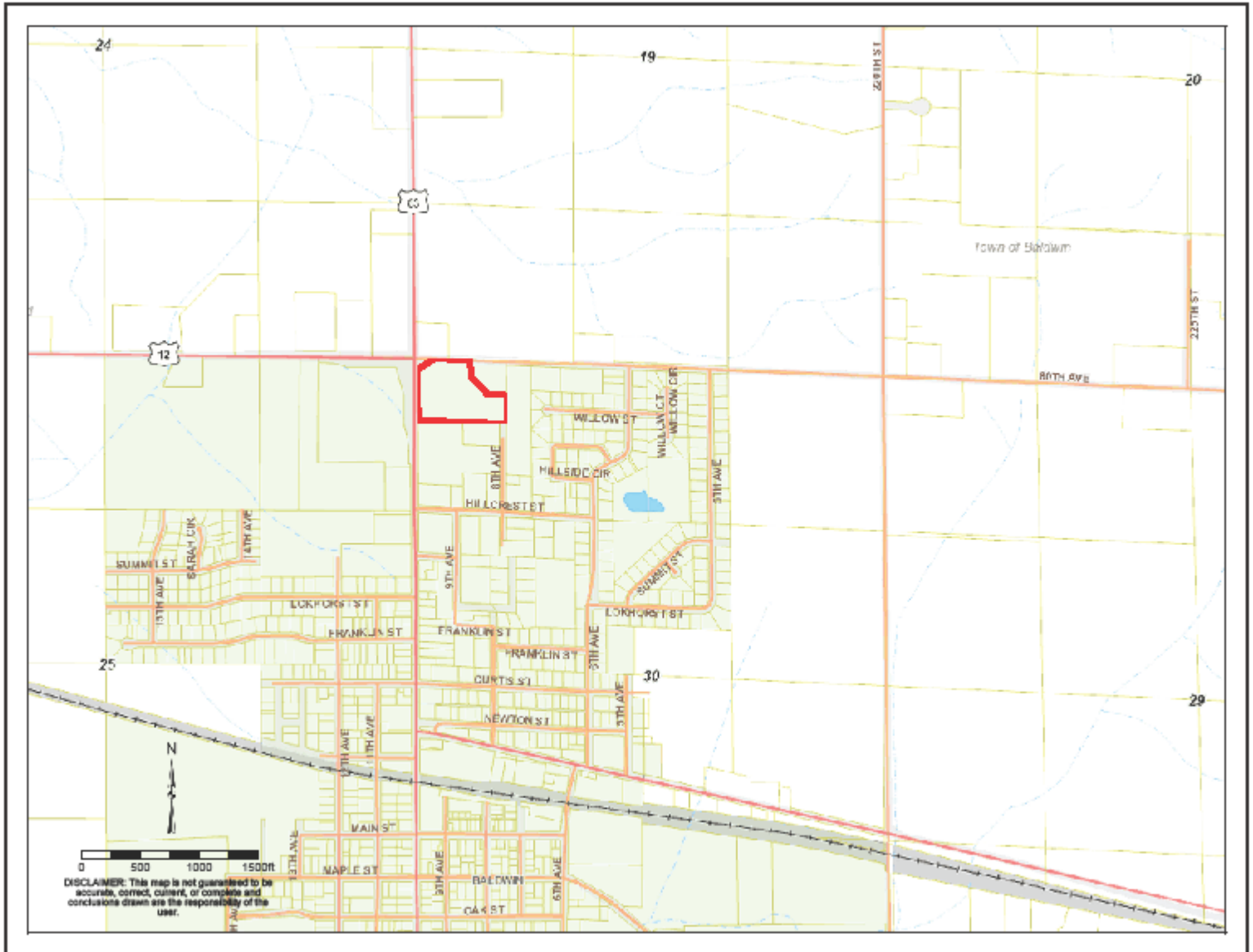
651.430.2480 fax

klacasse@greystone-commercial.com

Aerial Map

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.

**320 8th Ave
Baldwin, WI**



For more information contact:

Kevin J. LaCasse

651.430.2024 office

651.216.4858 mobile

651.430.2480 fax

klacasse@greystone-commercial.com

Zone Map

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.



GREYSTONE
COMMERCIAL

For Sale

320 8th Ave
Baldwin, WI

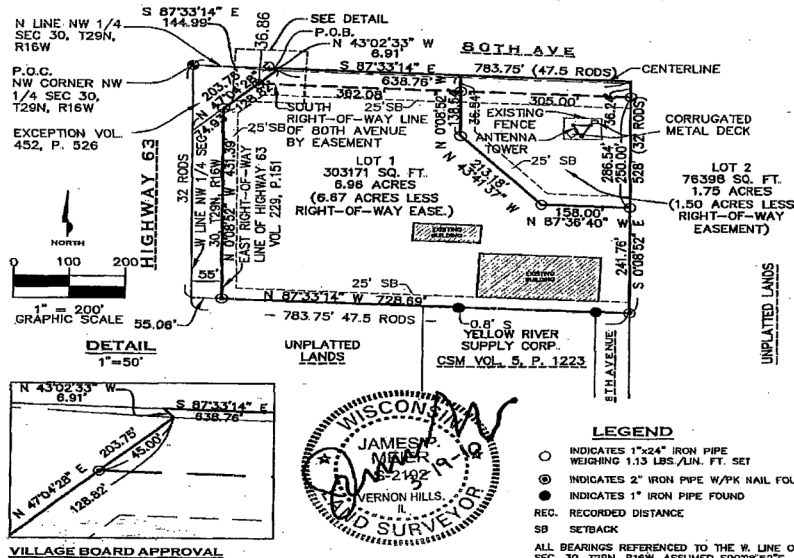
913650

BETH PARST
REGISTER OF DEEDS
ST. CROIX CO., WI
RECEIVED FOR RECORD
03/24/2010 11:25AM
CERTIFIED SURVEY MAP
VOL: 24 PAGE: 5694
REC FEE: 13.00
PAGES: 2

CERTIFIED SURVEY MAP No.

PART OF THE NW 1/4 NW 1/4 SECTION 30 TOWNSHIP 29 N RANGE 16 WEST
VILLAGE OF BALDWIN, ST. CROIX COUNTY, WISCONSIN

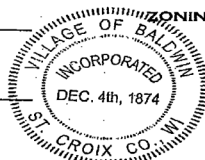
THAT PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 29 NORTH, RANGE 16 WEST, IN THE VILLAGE OF BALDWIN, ST. CROIX COUNTY, WISCONSIN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID QUARTER QUARTER SECTION; THENCE SOUTH 87 DEGREES 33 MINUTES 14 SECONDS EAST ALONG THE NORTH LINE OF SAID QUARTER QUARTER, 144.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 33 MINUTES 14 SECONDS EAST ALONG SAID NORTH LINE, 638.76 FEET; THENCE SOUTH 00 DEGREES 08 MINUTES 52 SECONDS EAST, 528 FEET (32 RODS); THENCE NORTH 87 DEGREES 33 MINUTES 14 SECONDS WEST, PARALLEL WITH SAID NORTH QUARTER QUARTER LINE, 728.66 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 63 (VOLUME 229, PAGE 151); THENCE NORTH 00 DEGREES 08 MINUTES 52 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 431.39 FEET TO A SOUTHEASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY 63 (VOLUME 452, PAGE 526); THENCE NORTH 47 DEGREES 04 MINUTES 28 SECONDS EAST ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 128.82 FEET; THENCE CONTINUING ALONG A RIGHT OF WAY LINE OF SAID STATE HIGHWAY (VOLUME 452, PAGE 526), NORTH 43 DEGREES 02 MINUTES 33 SECONDS WEST, 6.91 FEET TO SAID POINT OF BEGINNING, CONTAINING 379,569 SQUARE FEET, OR 8.71 ACRES, MORE OR LESS.



VILLAGE BOARD APPROVAL
BY: DONALD MCGEE
VILLAGE PRESIDENT
ATTY: PATR GLOCKZIN
CLERK

3-23-10
DATE

3-23-10
DATE



SHEET 1 OF 2

1 of 2

Vol. 24 Page 5694

For more information contact:

Survey Map

Kevin J. LaCasse
651.430.2024 office
651.216.4858 mobile
651.430.2480 fax
klacasse@greystone-commercial.com

The information contained herein has been provided by the property owner or obtained from sources deemed reliable. Although the information is believed to be accurate, it is not guaranteed. The property is subject to price change, prior sale or lease and withdrawal from the market, without notice. Buyer is responsible to conduct its own due diligence, as this offering contains no representations or warranties.