



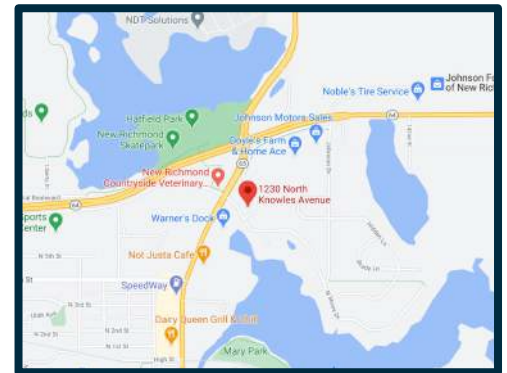
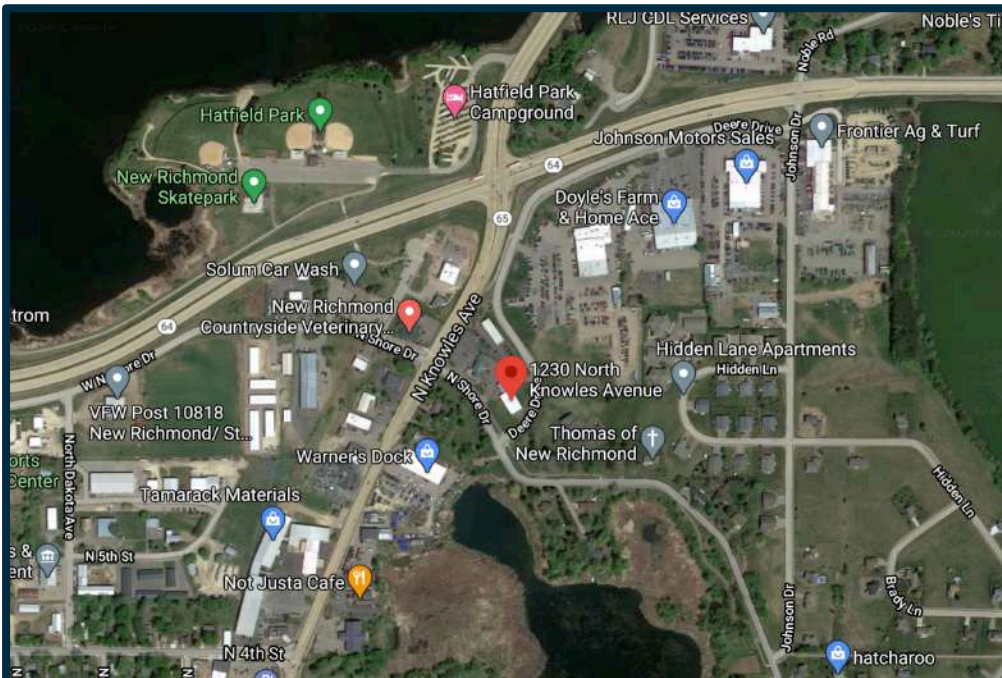
For Sale

\$885,000
Retail/Restaurant

- Potential Sale/Lease Back Opportunity
- 4700 SF Restaurant/Retail Building
- Pete's Pizza Location 30+ Years
- Additional Building On Site



1230 N Knowles Avenue
New Richmond, WI 54017



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.

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New Richmond, WI 54017

General Information:

Property Type: Restaurant/Retail/Office/Service
Main Building: Approx 4700 SF
Pole Building: Approx 50 x 42 - Section 1
Pole Building: Approx 60 x 102 - Section 2
Terms: Cash or Terms Acceptable to Seller

Land Data:

Zoning: G-2 Commercial
Topo: Generally Level

Building Data:

Year Built: Varies
Floors: Single Story
Parking: Ample
Utilities: Electric, Gas, City Sewer & Water
HVAC: Main Building: A/C And Gas Fired
Forced Air Heat
Pole Building Section 1: Gas Fired
Forced Air Heat
Pole Building Section 2: None

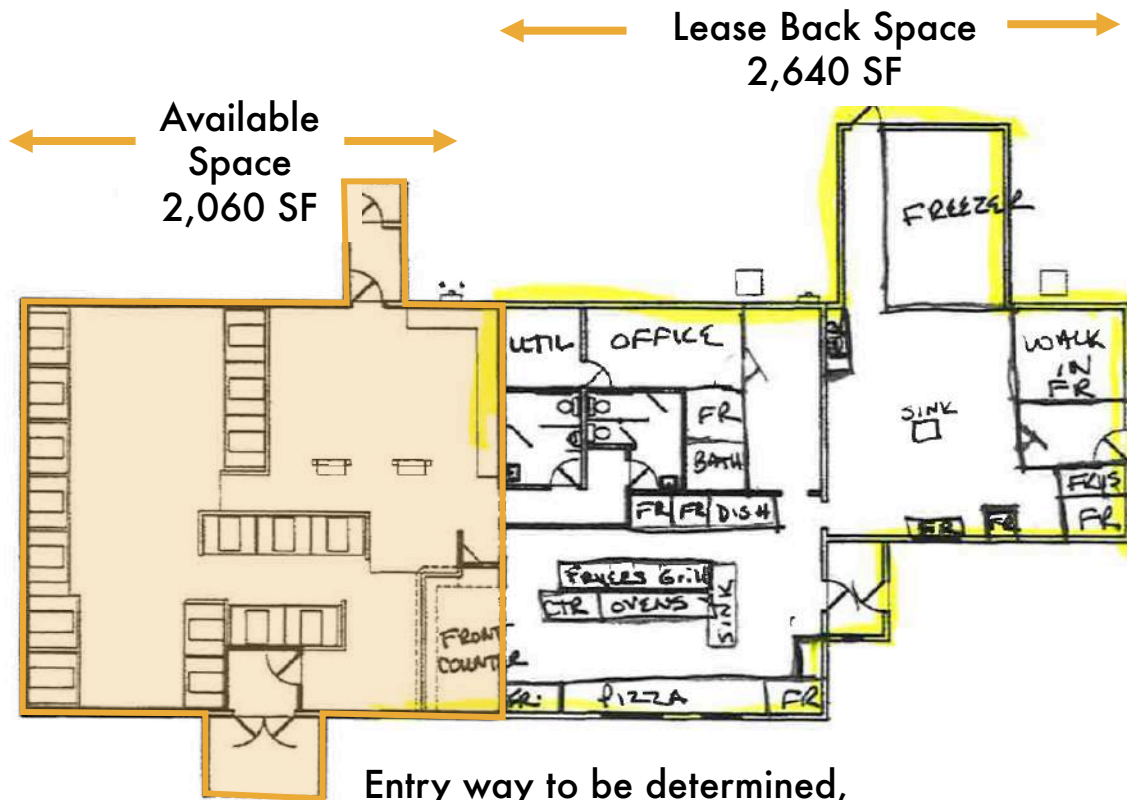


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All square footages are assumed to be approximate



Entry way to be determined,
as well as use of common restrooms.

PETE'S PIZZA
PLANNING

EXISTING FLOOR PLAN - OVERALL

1/16" = 1' 06-04-20

RVK
ARCHITECTS
516 TROUT BROOK DRIVE
ROBERTS, WISCONSIN 54023
(851) 738-0021
dkrumm@rvkarchitects.com



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2019 Real Estate Tax Summary

09/02/2020 01:08 PM

Page 1 Of 1

Parcel #: 261-1206-70-050 261 - CITY OF NEW RICHMOND
Alt. Parcel #: ST. CROIX COUNTY, WISCONSIN

Tax Address:
STEVEN W & TERESA A MONTPETIT
1369 PARK VIEW DR
NEW RICHMOND WI 54017

Owner(s): O = Current Owner, C = Current Co-Owner
O - MONTPETIT, STEVEN W & TERESA A

Districts: SC = School, SP = Special

Type	Dist #	Description
SC	3962	SCH DIST NEW RICHMOND
SP	0030	TID #8 NEW RICHMOND
SP	1700	WITC
SP	8020	UPPER WILLOW REHAB DIST

Property Address(es): * = Primary
* 1230 N KNOWLES AVE

Abbreviated Description: Acres: 0.000
(See recorded documents for a complete legal description.)
LOT 1 & LOT 2 OF CSM 2/476 (PART OF
OUTLOT 457) EXC PT TO HWY PROJ
1559-08-24 (0.10 ACRES & 0.750AC)

Plat: * = Primary
* 0476-CSM 02-0476 261-77

Tract: (S-T-R 40% 160% GL) **Block/Condo Bldg:**
36-31N-18W NW NE LOT 01,02

Tax Bill #:	36587	Net Mill Rate	0.024949994	Installments	
		Gross Tax	11,328.10	End Date	Total
		School Credit	829.15	1 01/31/2020	5,213.90
Land Value	147,000	Total	10,498.95	2 07/31/2020	5,213.90
Improve Value	273,800	First Dollar Credit	71.15		
Total Value	420,800	Lottery Credit 0 Claims	0.00		
Ratio	0.7666	Net Tax	10,427.80		
Fair Mrkt Value	549,000				

	Amt Due	Amt Paid	Balance
Net Tax	10,427.80	10,427.80	0.00
Special Assmnt	0.00	0.00	0.00
Special Chrg	0.00	0.00	0.00
Delinquent Chrg	0.00	0.00	0.00
Private Forest	0.00	0.00	0.00
Woodland Tax	0.00	0.00	0.00
Managed Forest	0.00	0.00	0.00
Prop. Tax Interest		0.00	0.00
Spec. Tax Interest		0.00	0.00
Prop. Tax Penalty		0.00	0.00
Spec. Tax Penalty		0.00	0.00
Other Charges	0.00	0.00	0.00
TOTAL	10,427.80	10,427.80	0.00

Payment History: (Posted Payments)

Date	Receipt #	Type	Amount
01/30/2020	3731	T	5,213.90
07/29/2020	58118	T	5,213.90