

COMMERCIAL FOR SALE

820 RIVARD ST, SOMERSET, WI 54025



OFFERING SUMMARY

SALE PRICE:	\$499,900
NUMBER OF UNITS:	2
BUILDING SIZE:	7,180 SF
LOT SIZE:	0.9 Acres
ZONING:	Highway Commercial District C-2

PROPERTY OVERVIEW

Attractive commercial building with good visibility.

PROPERTY HIGHLIGHTS

- High Visibility
- BP, Domino's Pizza and Edward Jones in same retail area
- Other area business includes: Park Dental, Health Partners Urgent Care, Sonshine Learning Center, United States Post Office, Somerset Animal Hospital, OSI Physical Therapy, The Bridge Bible Church, St Croix Marine & Power
- Conveniently located at the Hwy 35/64 interchange

KW COMMERCIAL
13100 Wayzata Blvd.,
Suite 400
Minnetonka, MN 55305

JEFFREY MEEHAN
Commercial Real Estate Broker
0: 612.991.6360
jeff.meehan@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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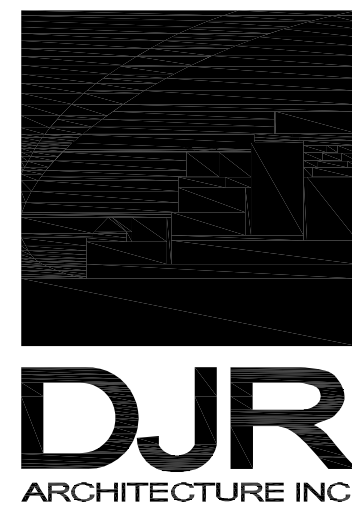
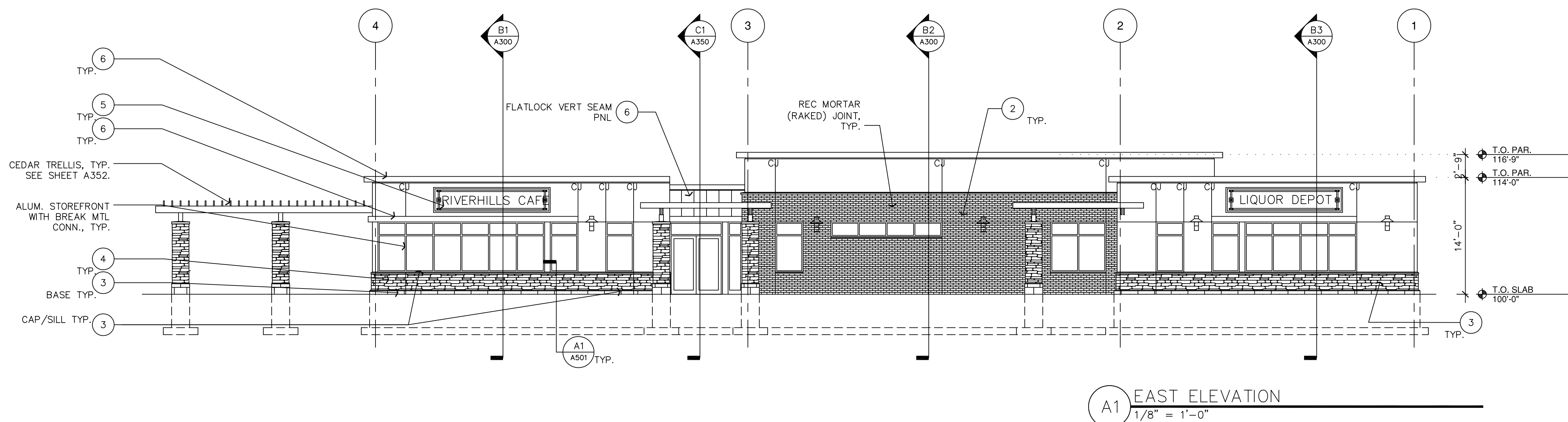
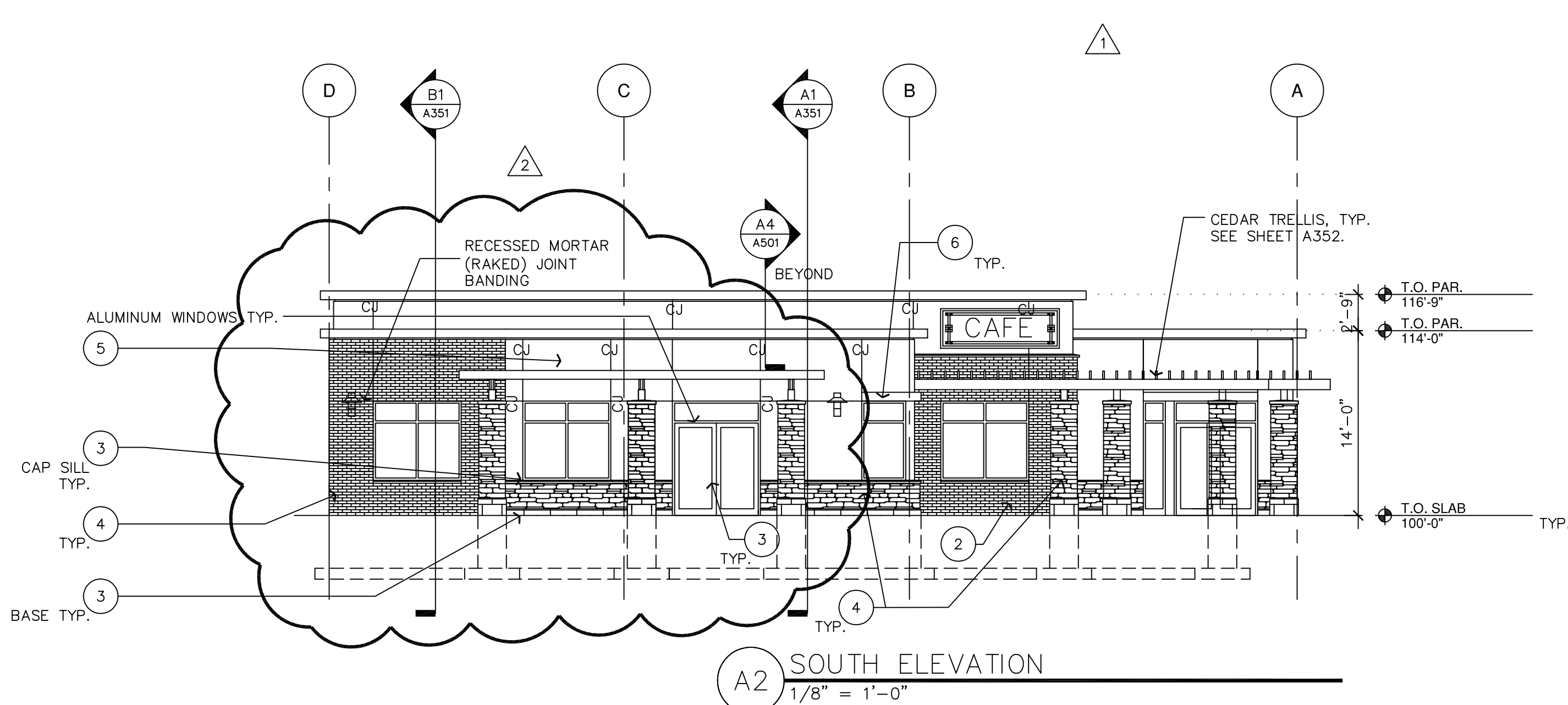
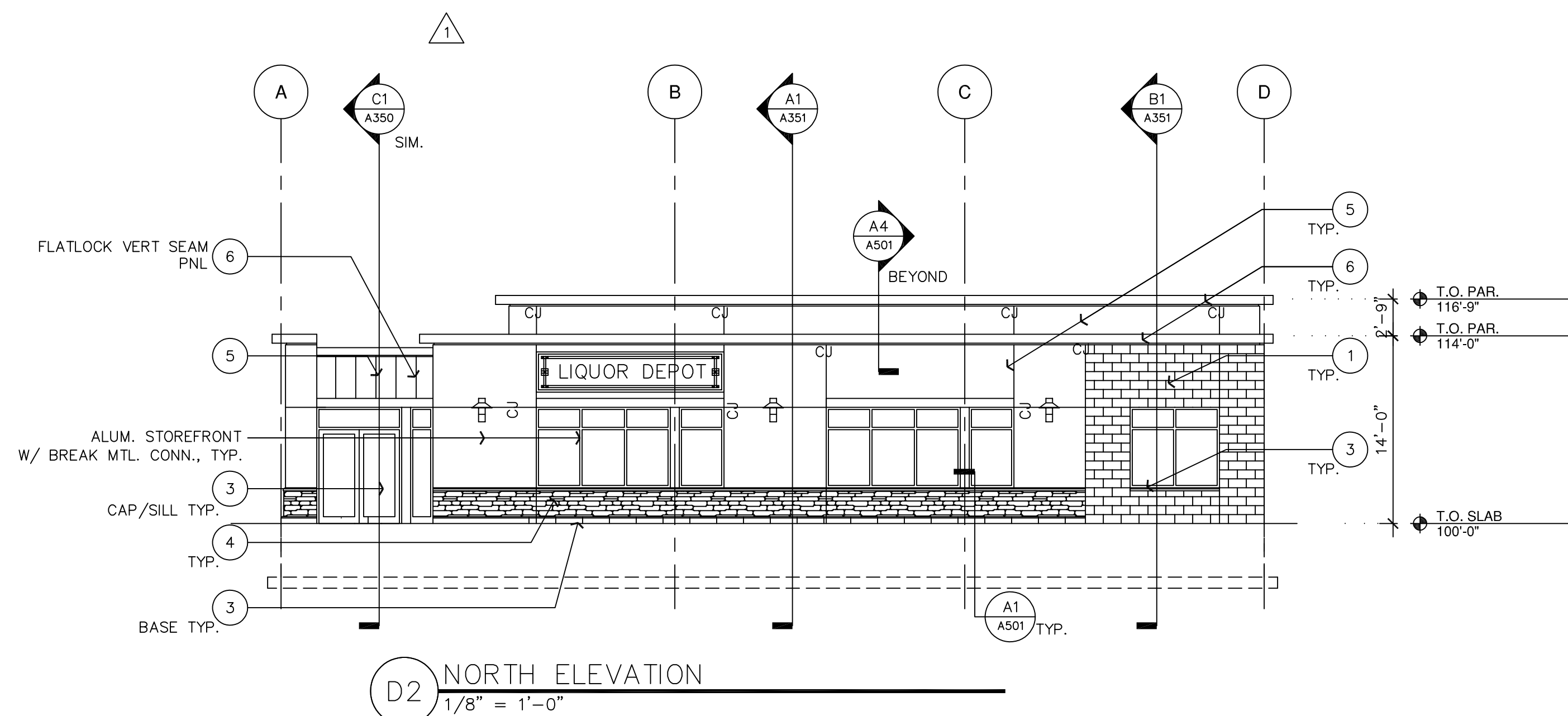
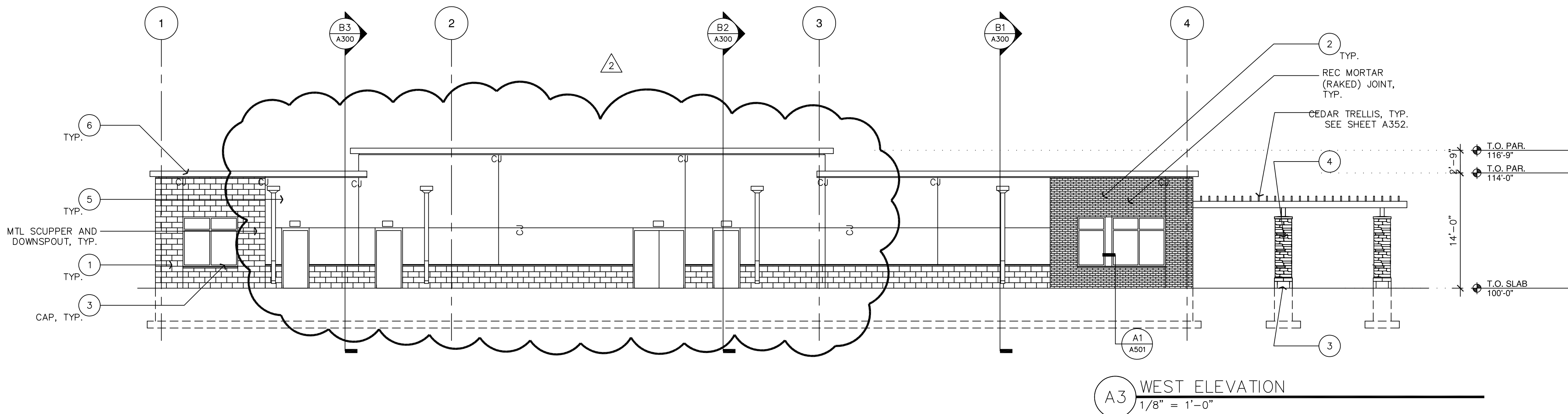
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GENERAL NOTES

1. SEE FLOOR PLAN B1/A100 FOR WINDOW TYPES.
2. SEE B1/A350 FOR ELEVATIONS OF RECESSED MORTAR (RAKED) JOINTS AT BRICK VENEER.

EXTERIOR MATERIAL LEGEND

- 1 ROCKFACE CMU
MFR: ANCHOR BLOCK
STYLE/COLOR: #398, PRAIRIE TAN
- 2 BRICK
MFR: OCHS BRICK
STYLE/COLOR: HARVARD GS, MODULAR
- 3 CAST STONE
MFR: ROCKCAST
STYLE/COLOR: COMMONWEALTH
- 4 STONE VENEER
MFR: CORONADO STONE
STYLE/COLOR: IDAHO DRYSTACK ASPEN
- 5 STUCCO
PAINT COLOR: T.B.D. BY ARCHITECT
- 6 PREFINISHED METAL
MFR: UNACLAD
STYLE/COLOR: KYNAR 500, DARK BRONZE



333 Washington Ave. N
Suite 210
Minneapolis, MN 55401
Ph: 612-676-2700
Fax: 612-676-2796

CLIENT
Riverhills VP Inc.
P.O. Box 206
103 Main Street
Somerset, WI 54085
Phone: (715) 381-1150
Phone: (715) 221-8894

CIVIL / LANDSCAPE
Pase Engineering, Inc.
2003 O'Neil Road
Hudson, Wisconsin 54016
Phone: (715) 381-1150
Fax: (715) 381-1476

STRUCTURAL
Volgt & Associates, Inc.
4835 Nichols Rd., Suite 204
Eagan, MN 55122
Phone: (651) 686-7727
Fax: (651) 686-6444

I hereby certify that this plan, specification,
or report was prepared by me or under my direct
supervision and that I am a duly Licensed
Architect under the laws of the State of Wisconsin.
DEAN J. DOVOLIS

A-6609 08-17-07
REGISTRATION NUMBER DATE

ISSUE: DATE:
STATE REVIEW 08-17-07
SUBMITTAL
ADDENDUM #1 08-31-07
CCD #1 10-10-07

RIVERHILLS COMMONS - BUILDING F
Rivard Street & Aspen Drive
Somerset, Wisconsin
Building F
Exterior Elevations

PROJECT NO: 07-0017.1
SCALE: 1/8"=1'-0"
DATE: 08.17.07
DRAWN BY: MS/SG
CHECKED BY: SG/SN

A200



IT
erhills VP Inc.
Box 206
Main Street
nerset, WI 54025
one: (612) 221-8894

g & Associates, Inc.
5 Nichols Rd., Suite 204
gan, MN 55122
ne: (651) 686-7727
: (651) 686-8444

09	08-17-07
ISTRATION NUMBER	DATE

SUBJECT NO:	07-0017.1
DATE:	1/8"=1'-0"
TIME:	08.17.07
DRAWN BY:	MS/SG
CHECKED BY:	SG/SN

JR Architecture Inc.

1. SEE A600 FOR CONSTRUCTION ASSEMBLIES, DOOR & FRAME TYPES, AND ALUMINUM STOREFRONT TYPES.
2. EXTERIOR WALLS TO BE ASSEMBLY TYPE 'F1', TYP.
3. ROOF ASSEMBLY TO BE 'VI', TYP.
4. CONCRETE SLAB ASSEMBLY TO BE 'U5', TYP.
5. MECHANICAL ROOM 101 TO RECEIVE SEALED CONCRETE FLOOR FINISH, VINYL BASE, PAINTED WALLS, ACT CEILING AND 2x4 FLUORESCENT LIGHT FIXTURE.
6. TENANT SPACES TO HAVE GYPSUM BOARD WALLS, TAPED, SANDED AND PRIMED, TYP.
7. PROVIDE MAPLE WOOD SILLS AT WINDOWS, TYP. STAIN FINISH TO BE SELECTED BY ARCHITECT.



ROOF PLAN
1/8" = 1'-0"

CEDAR TRELLIS
BELOW. SEE SHEET
A352.

D1 ROOF PLAN
1/8" = 1'-0"

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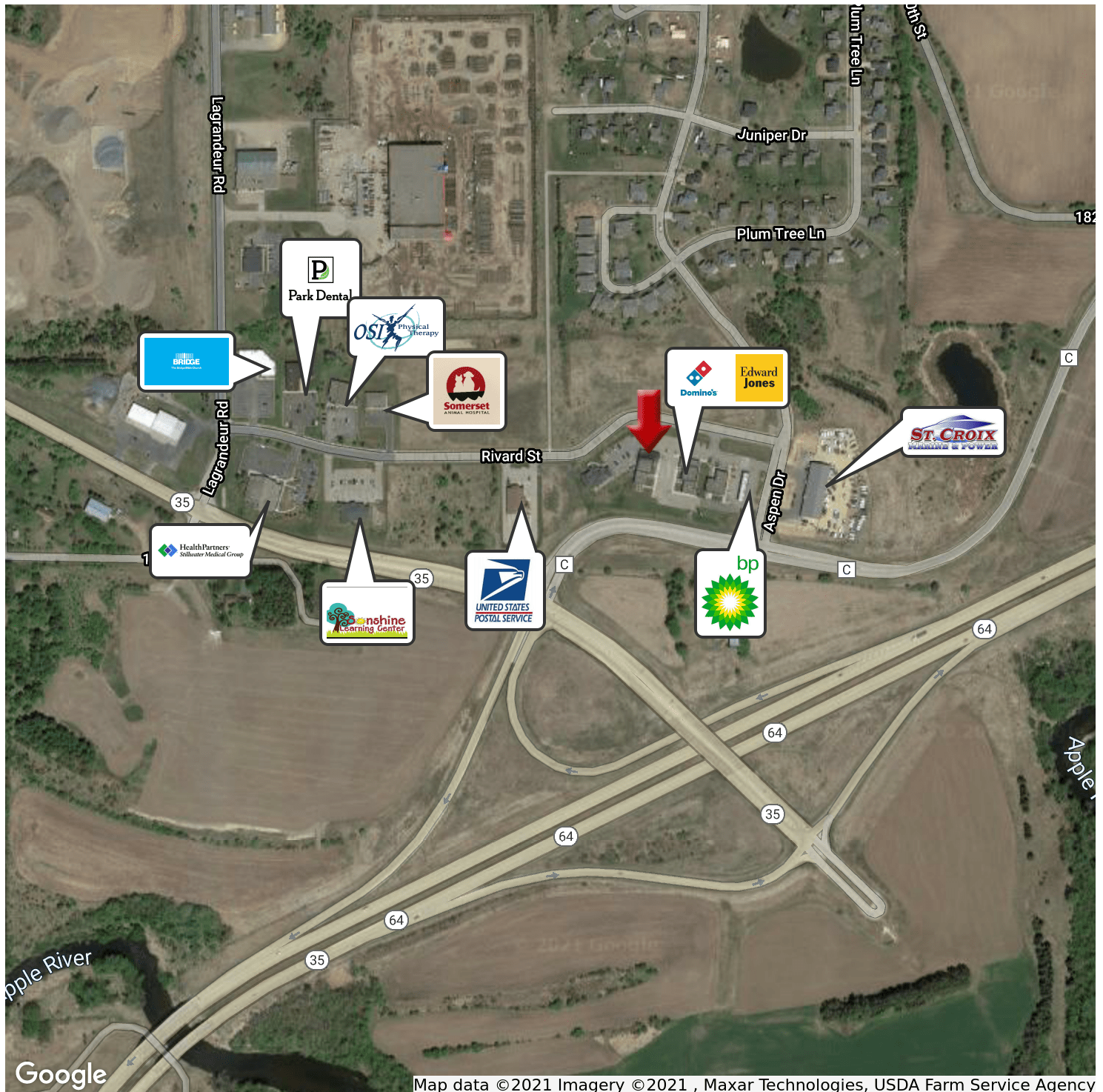
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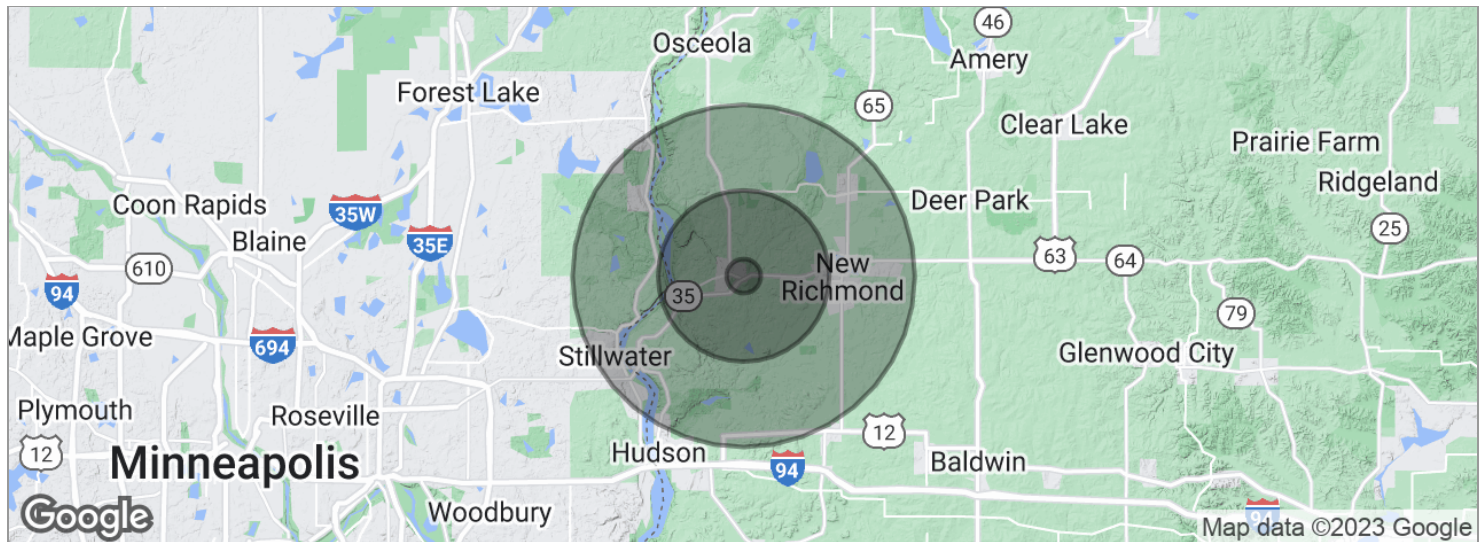
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	335	9,229	44,565
Median age	37.2	36.0	36.6
Median age (male)	37.8	36.2	36.6
Median age (Female)	36.6	36.3	36.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	127	3,617	17,039
# of persons per HH	2.6	2.6	2.6
Average HH income	\$86,100	\$78,273	\$83,824
Average house value	\$304,829	\$278,497	\$287,290

* Demographic data derived from 2020 ACS - US Census

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DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:

3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:

8 (a) The duty to provide brokerage services to you fairly and honestly.

9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.

10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.

12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 42-51).

14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 23-41).

16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.

17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.

19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector. This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a
22 plain-language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.

23 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
24 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
25 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
26 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
27 Firm is no longer providing brokerage services to you.

28 The following information is required to be disclosed by law:

29 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 42-51).

30 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
31 report on the property or real estate that is the subject of the transaction.

32 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
33 list that information below (see lines 35-41) or provide that information to the Firm or its Agents by other means. At a
34 later time, you may also provide the Firm or its Agents with other Information you consider to be confidential.

35 **CONFIDENTIAL INFORMATION:** _____

36 _____

37 _____

38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____

39 _____

40 _____

41 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)

42 **DEFINITION OF MATERIAL ADVERSE FACTS**

43 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
44 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
45 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
46 or affects or would affect the party's decision about the terms of such a contract or agreement.

47 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
48 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
49 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
50 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
51 contract or agreement made concerning the transaction.

52 **NOTICE ABOUT SEX OFFENDER REGISTRY** You may obtain information about the sex offender registry and persons
53 registered with the registry by contacting the Wisconsin Department of Corrections on the Internet at
54 <http://www.doc.wi.gov> or by telephone at 608-240-5830.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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