

## COMMERCIAL FOR SALE OR LEASE

830 RIVARD ST, SOMERSET, WI 54025



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$589,000
<b>BUILDING SIZE:</b>	7,180 SF
<b>LOT SIZE:</b>	0.9 Acres
<b>ZONING:</b>	Highway Commercial District C-2
<b>AVAILABLE SF:</b>	800-4,300 SF

### PROPERTY OVERVIEW

Attractive commercial building with good visibility.

### PROPERTY HIGHLIGHTS

- High visibility
- Domino's Pizza and Edward Jones are current tenants
- Other area business includes: Park Dental, Health Partners Urgent Care, Sonshine Learning Center, United State Post Office, Somerset Animal Hospital, OSI Physical Therapy, The Bridge Bible Church, St Croix Marine & Power
- Available for sale or lease

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

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

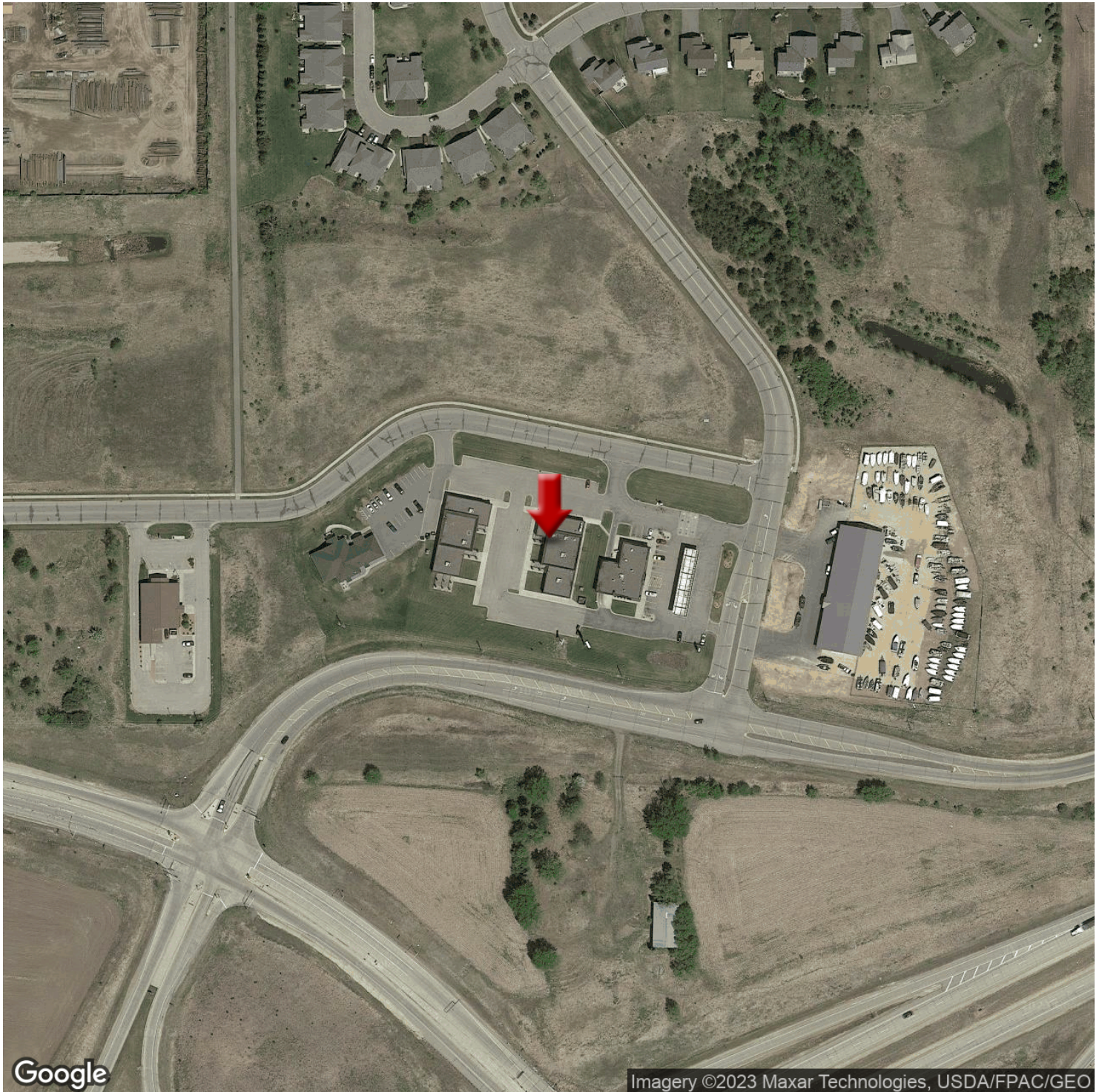
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RETAIL FOR SALE



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LEASE RATE:	\$1,195-\$2,679	TOTAL SPACE:	-
LEASE TYPE:	-	LEASE TERM:	-

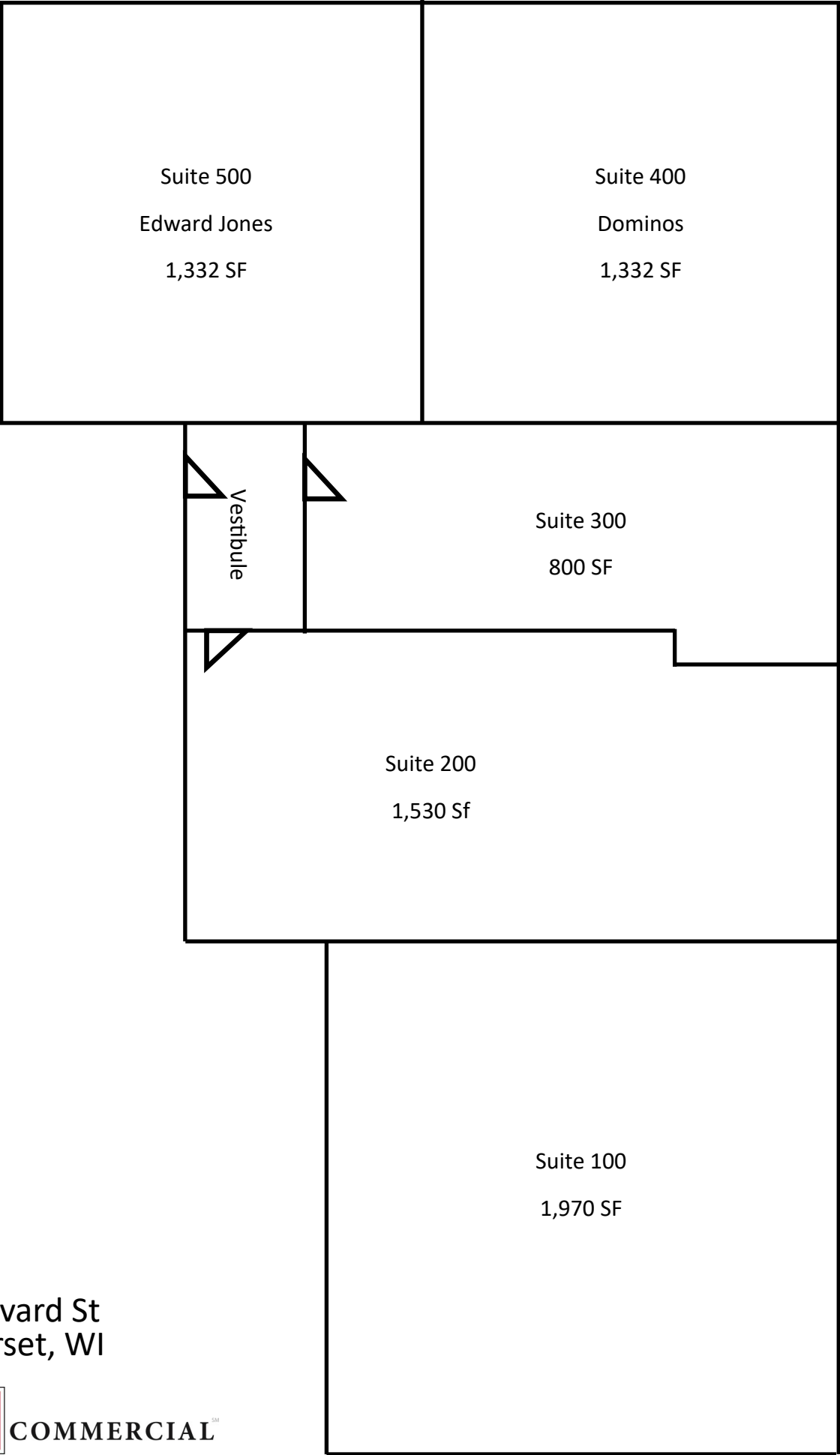
SPACE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM
Suite 300	\$1,195 per month plus utilities	Modified Gross	800 SF	Negotiable
Suite 200	\$1,975 per month plus utilities	Modified Gross	1,530 SF	Negotiable
Suite 100	\$2,679 per month plus utilities	Modified Gross	1,970 SF	Negotiable

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Somerset, WI



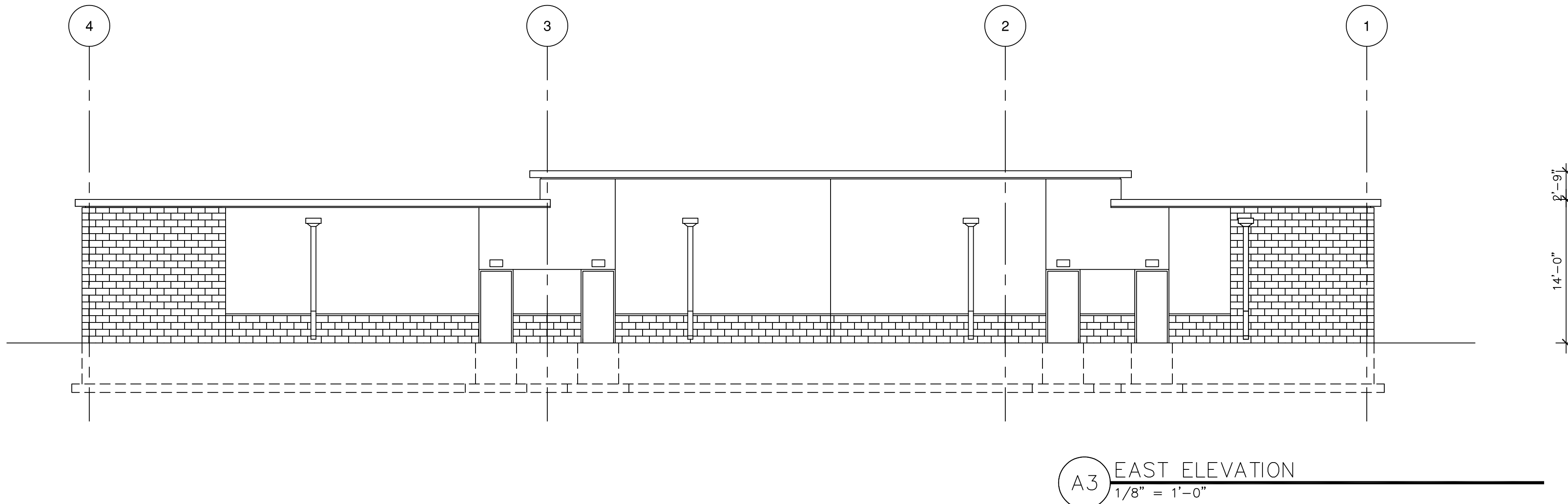


GENERAL NOTES

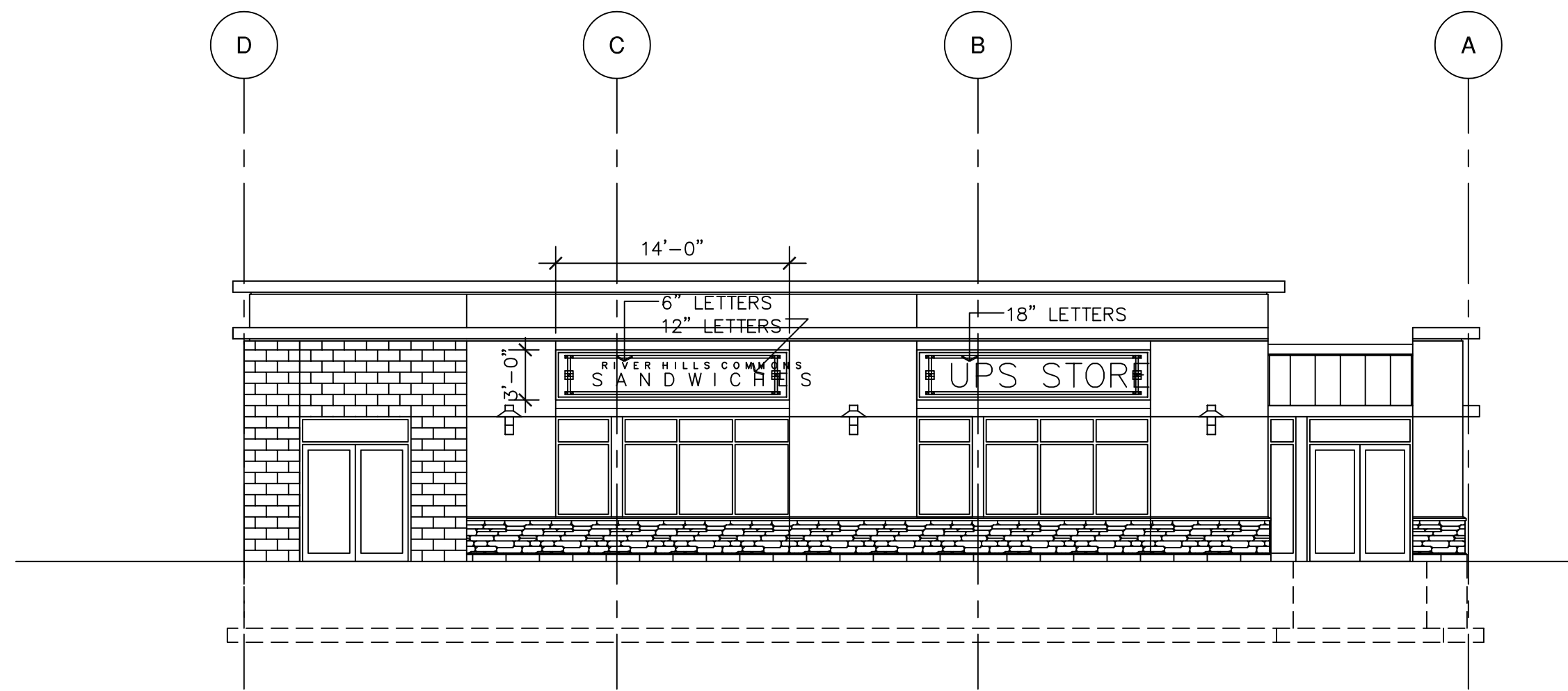
- SEE FLOOR PLAN B1/A100 FOR WINDOW TYPES.
- SEE B1/A350 FOR ELEVATIONS OF RECESSED MORTAR (RAKED) JOINTS AT BRICK VENEER.

EXTERIOR MATERIAL LEGEND

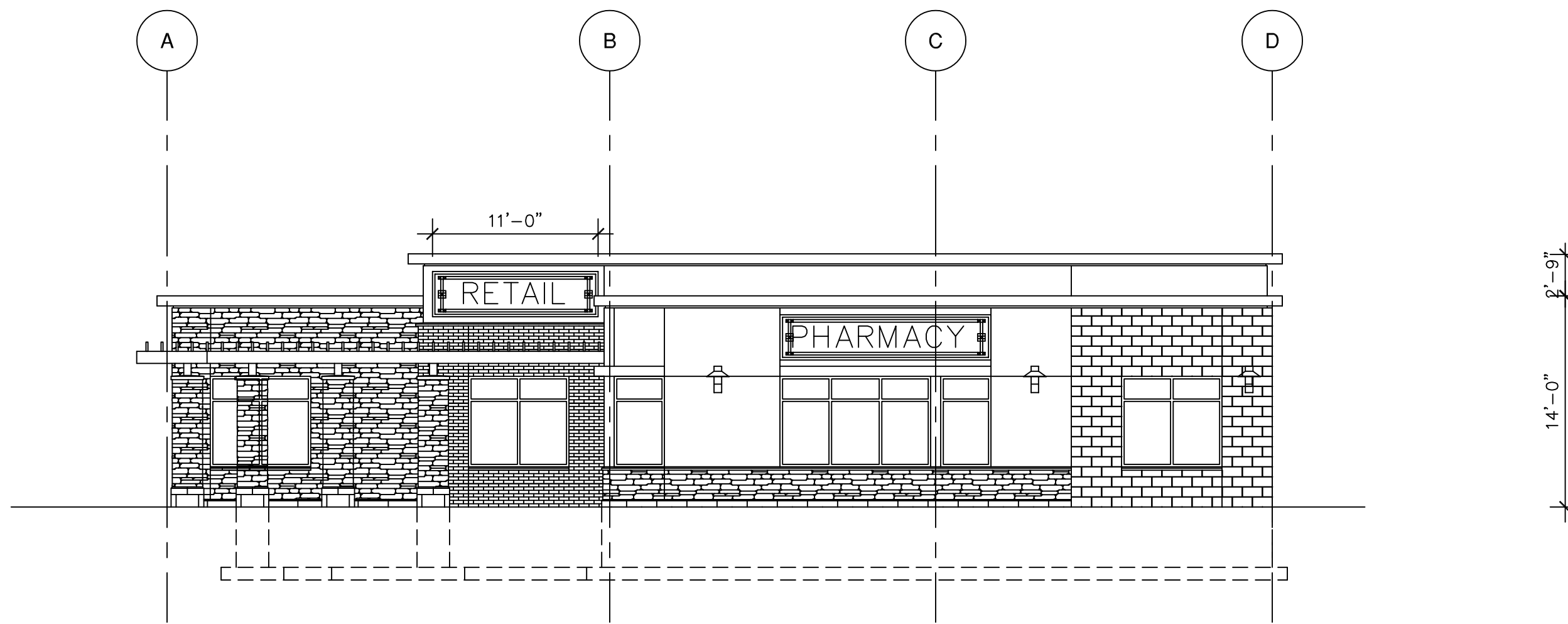
- ROCKFACE CMU  
MFR: ANCHOR BLOCK  
STYLE/COLOR: #398, PRAIRIE TAN
- BRICK  
MFR: OCHS BRICK  
STYLE/COLOR: HARVARD GS, MODULAR
- CAST STONE  
MFR: ROCKCAST  
STYLE/COLOR: COMMONWEALTH
- STONE VENEER  
MFR: CORONADO STONE  
STYLE/COLOR: IDAHO DRYSTACK ASPEN
- STUCCO  
PAINT COLOR: T.B.D. BY ARCHITECT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



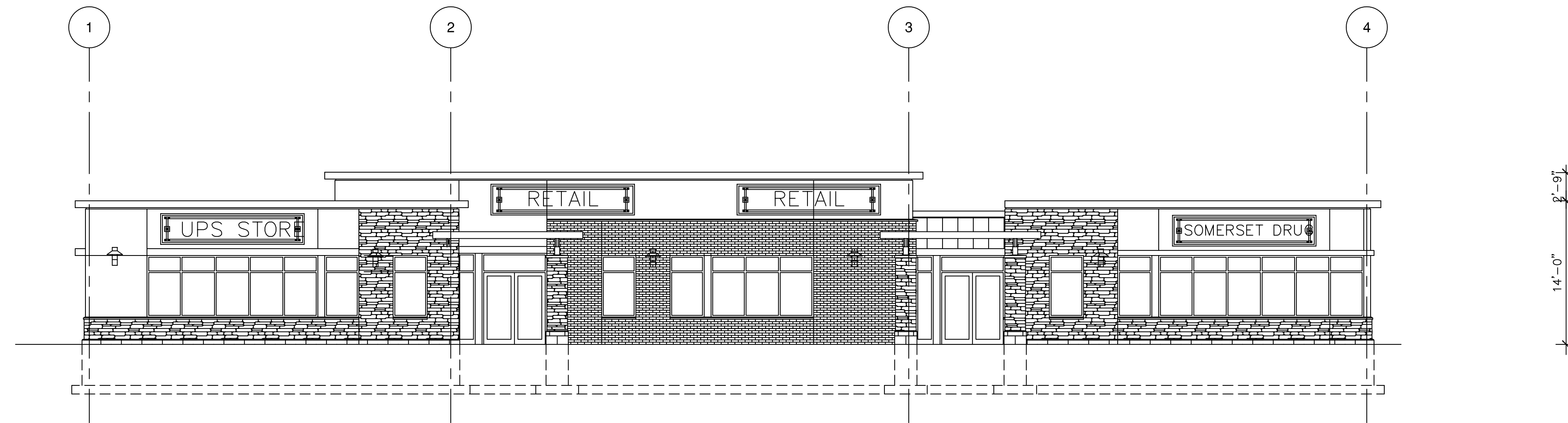
A3 EAST ELEVATION  
1/8" = 1'-0"



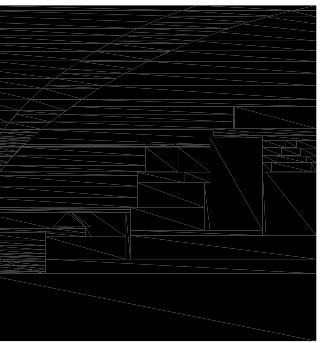
D2 NORTH ELEVATION  
1/8" = 1'-0"



A2 SOUTH ELEVATION  
1/8" = 1'-0"



A1 WEST ELEVATION  
1/8" = 1'-0"



**DJR**  
ARCHITECTURE INC.

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 54025  
Phone: (612) 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	10-04-07
CCD #1	10-04-07
CCD #2	10-11-07

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

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

A200





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

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

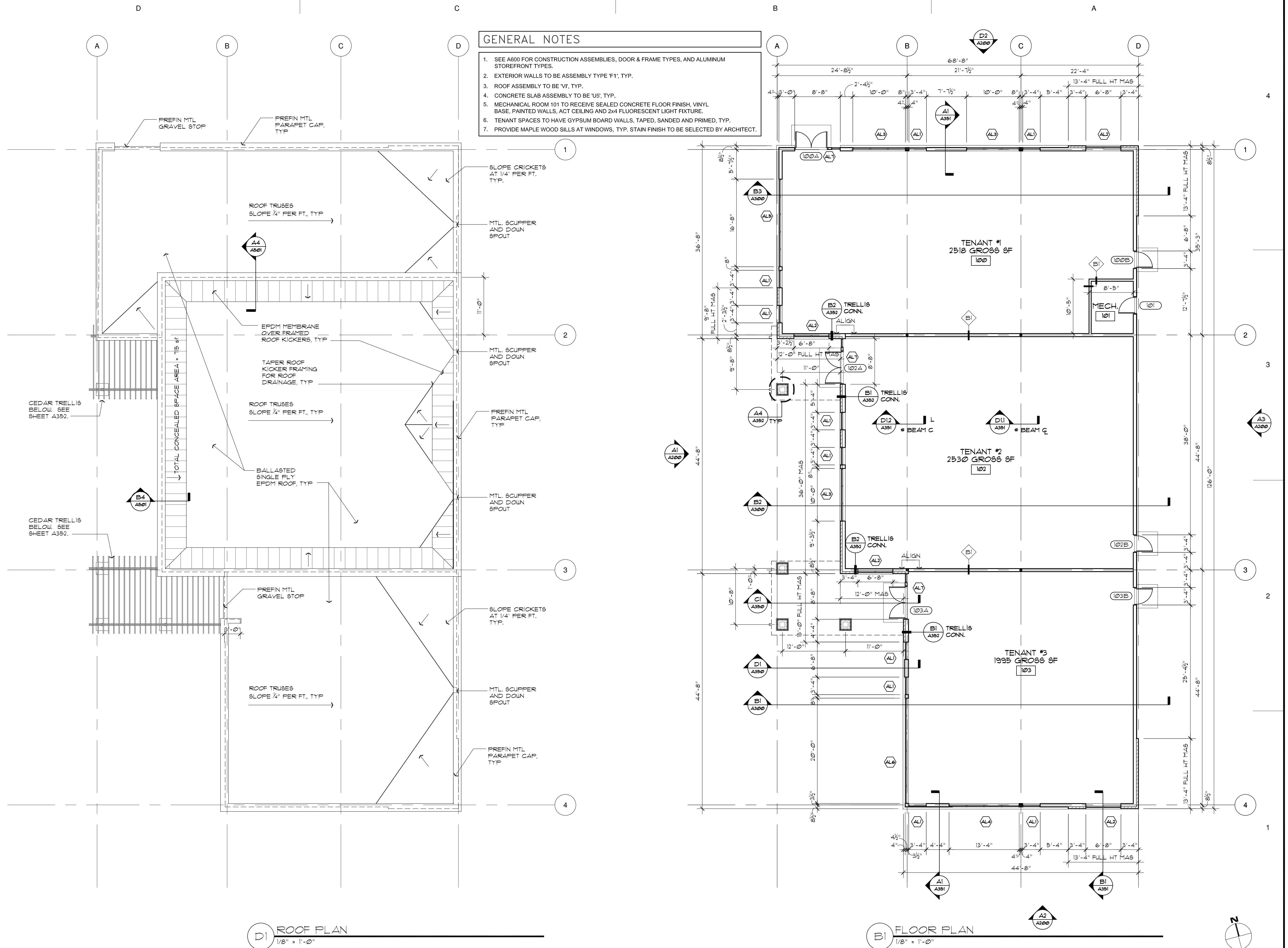
09	08-17-07
ISTRATION NUMBER	DATE

DATE:	DATE:
TE REVIEW	08-17-07
MITTAL	

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

# A100

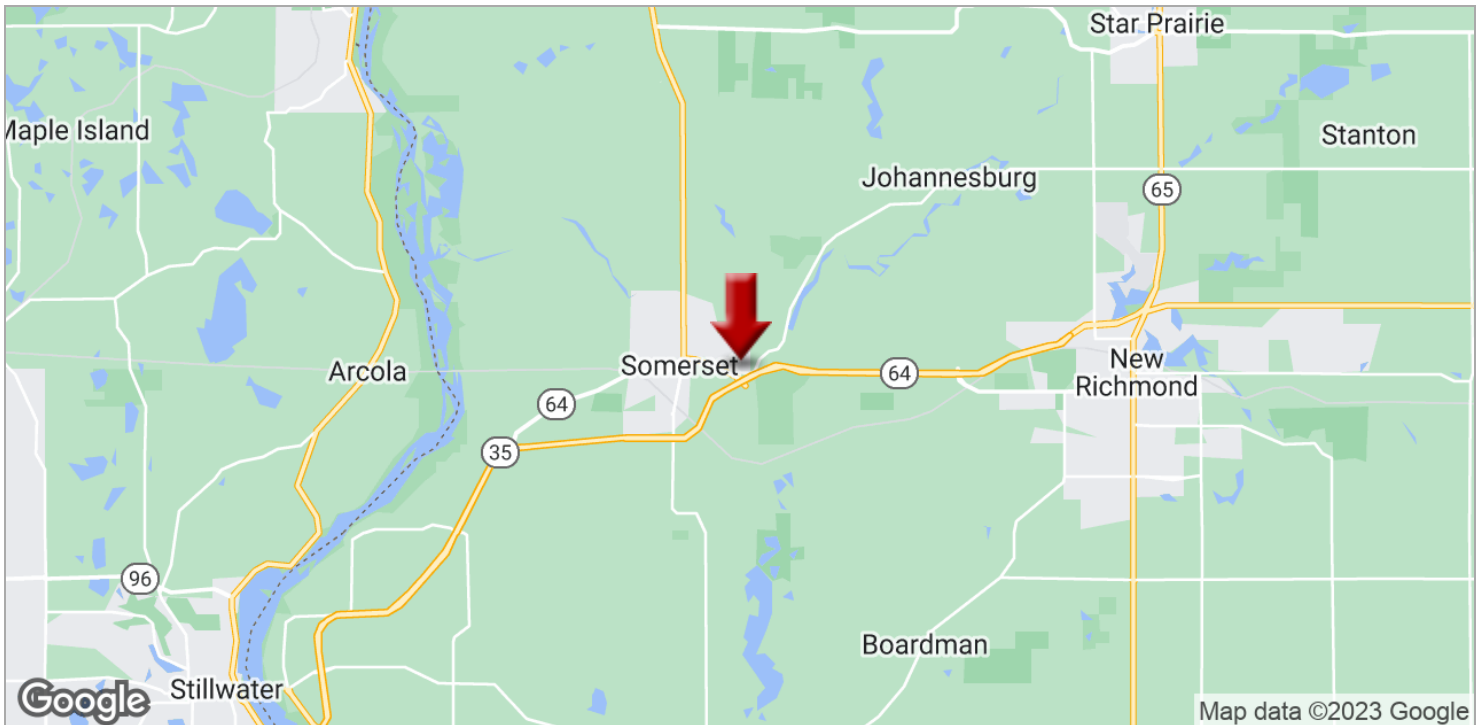
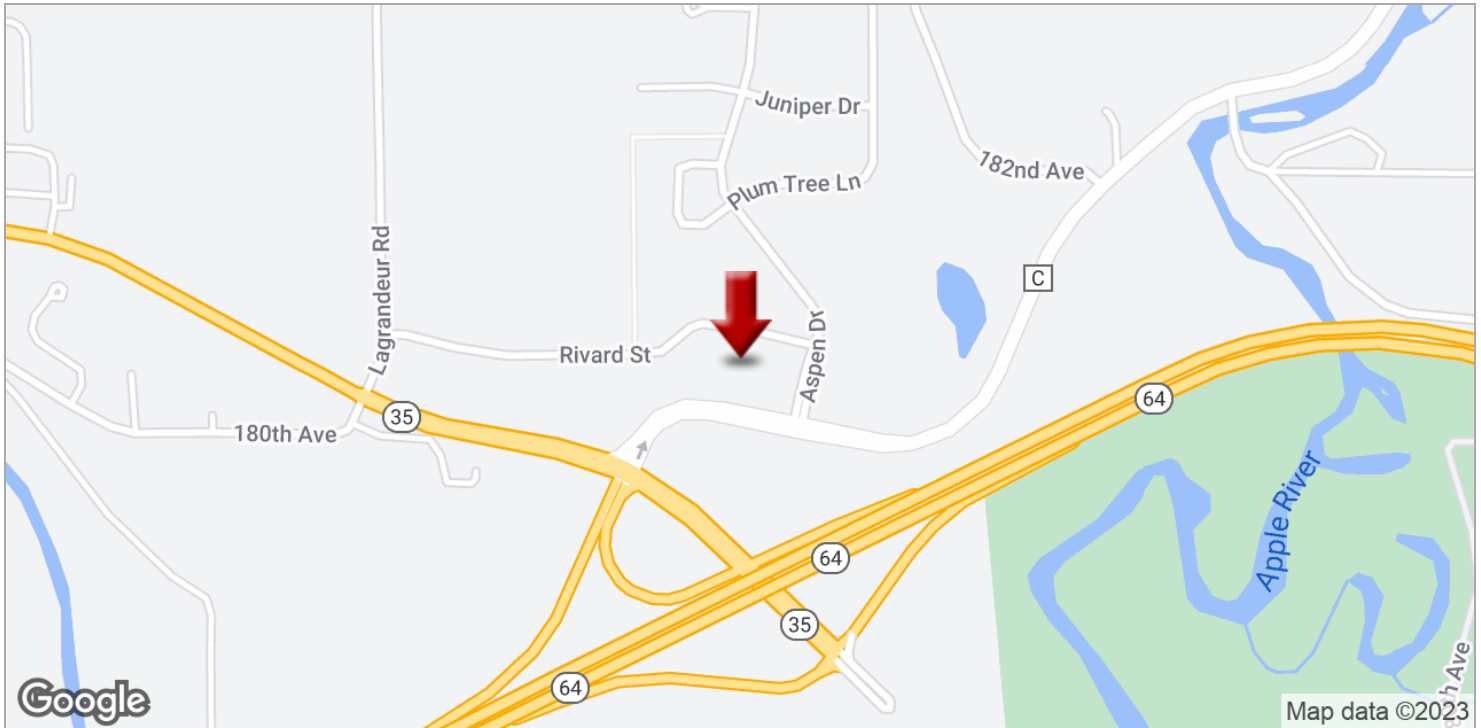
ER Architecture Inc.



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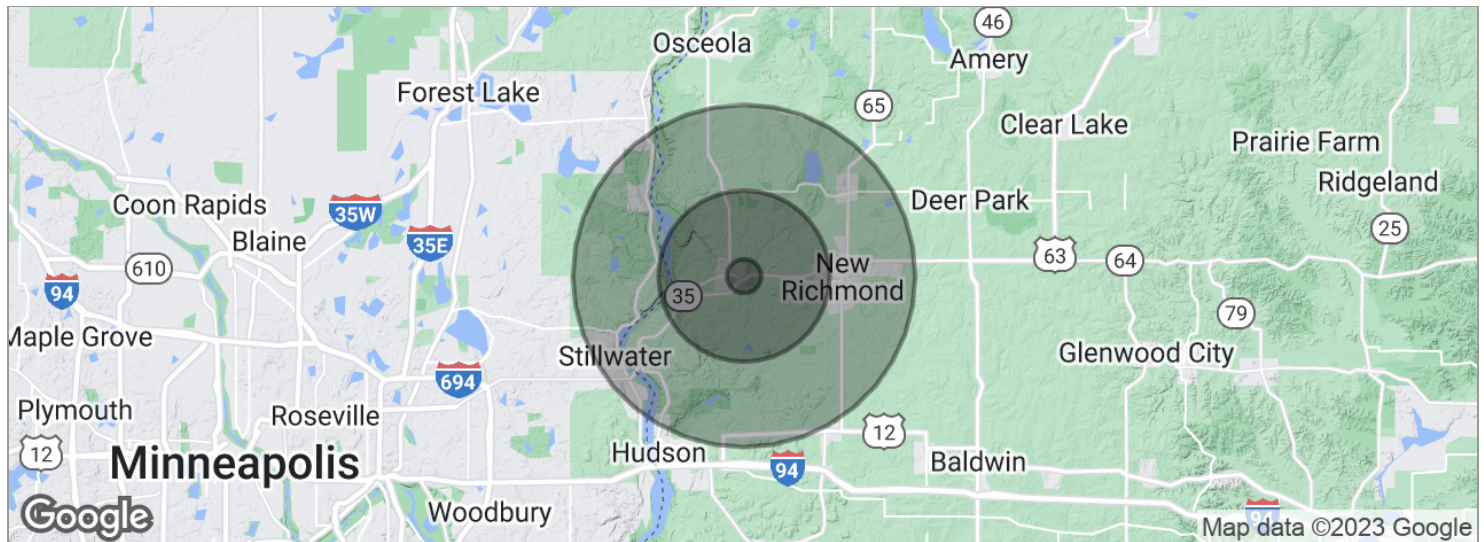
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	332	9,257	44,608
Median age	37.3	36.0	36.6
Median age (male)	37.9	36.1	36.6
Median age (Female)	36.6	36.3	36.8
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	126	3,631	17,058
# of persons per HH	2.6	2.5	2.6
Average HH income	\$86,133	\$78,126	\$83,693
Average house value	\$302,520	\$278,141	\$286,986

\* 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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