

PRICE REDUCED!

FOR SALE OR LEASE

727 2ND STREET
HUDSON, WI



18,633 SF
Office Building Available



COMMERCIAL REAL ESTATE SERVICES

Jon Whitcomb *Principal | Broker*

1950 Northwestern Ave N #101
Stillwater, MN 55082

Direct 651.351.5130
Office 651.351.5005

Email Jon@MetroEastCRE.com
Web www.MetroEastCRE.com

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Highlights

- ♦ Prime Hudson Location
- ♦ Outdoor patio on north side of the building
- ♦ Move-in ready space

Property Information

Building Size:	18,633 SF Total* *Demisable
Lot Size:	0.50 Acres Total
PIDs	236-0211-00-000 (lot) 236-0206-00-000 (building)
Rental Rate:	\$17.00 PSF Gross Rate
Sale Price:	\$2,150,000 \$1,650,000
2024 Property Tax:	\$19,381.04
Parking:	0.25 Acre parking lot included
Year Built:	1960
Stories:	Two (2)
County:	St. Croix County
Zoning:	Commercial / Light Industrial



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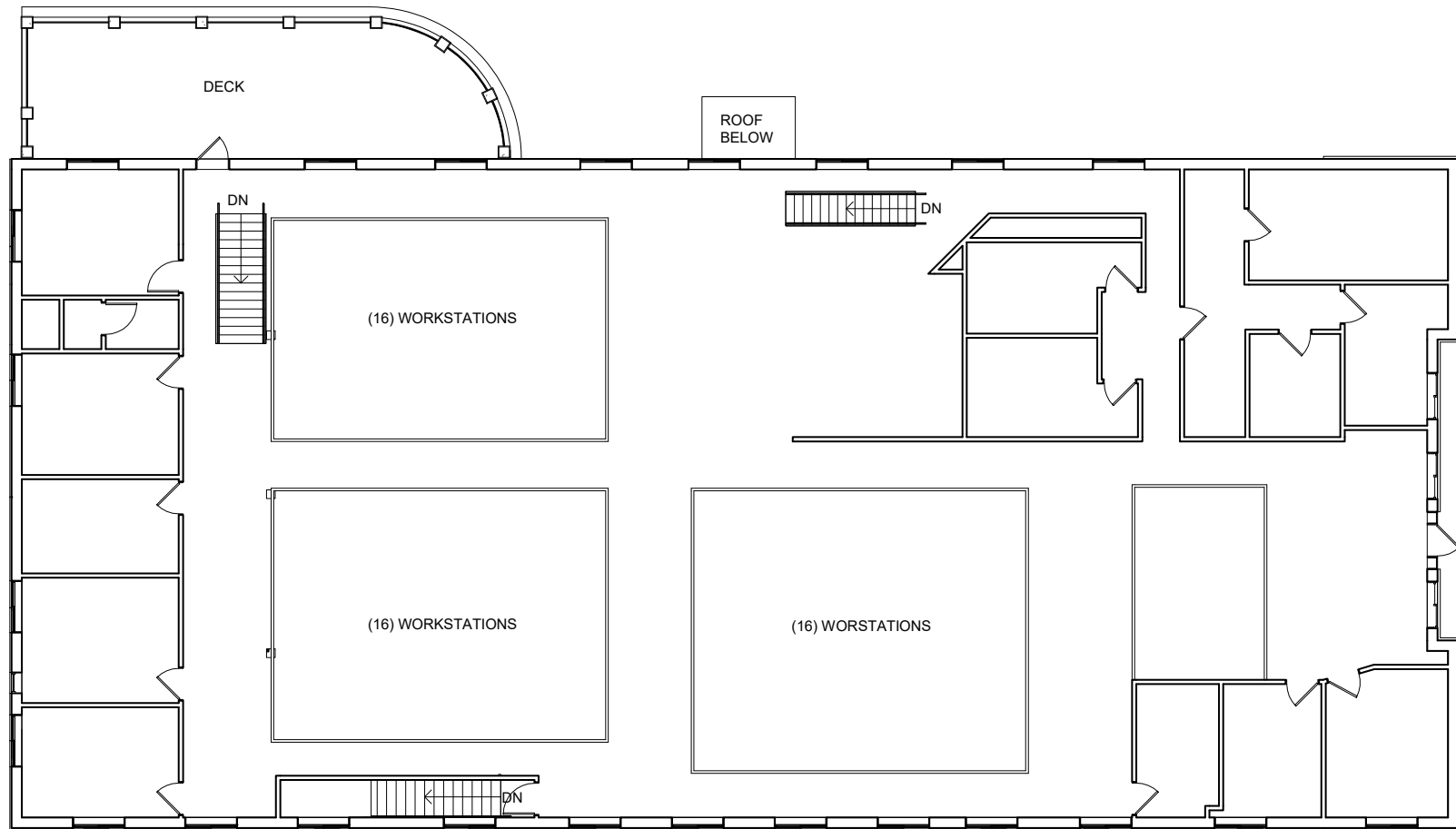
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1

THIRD FLOOR PLAN

3/32" = 1'-0"



EXISTING

3/32" = 1'-0"



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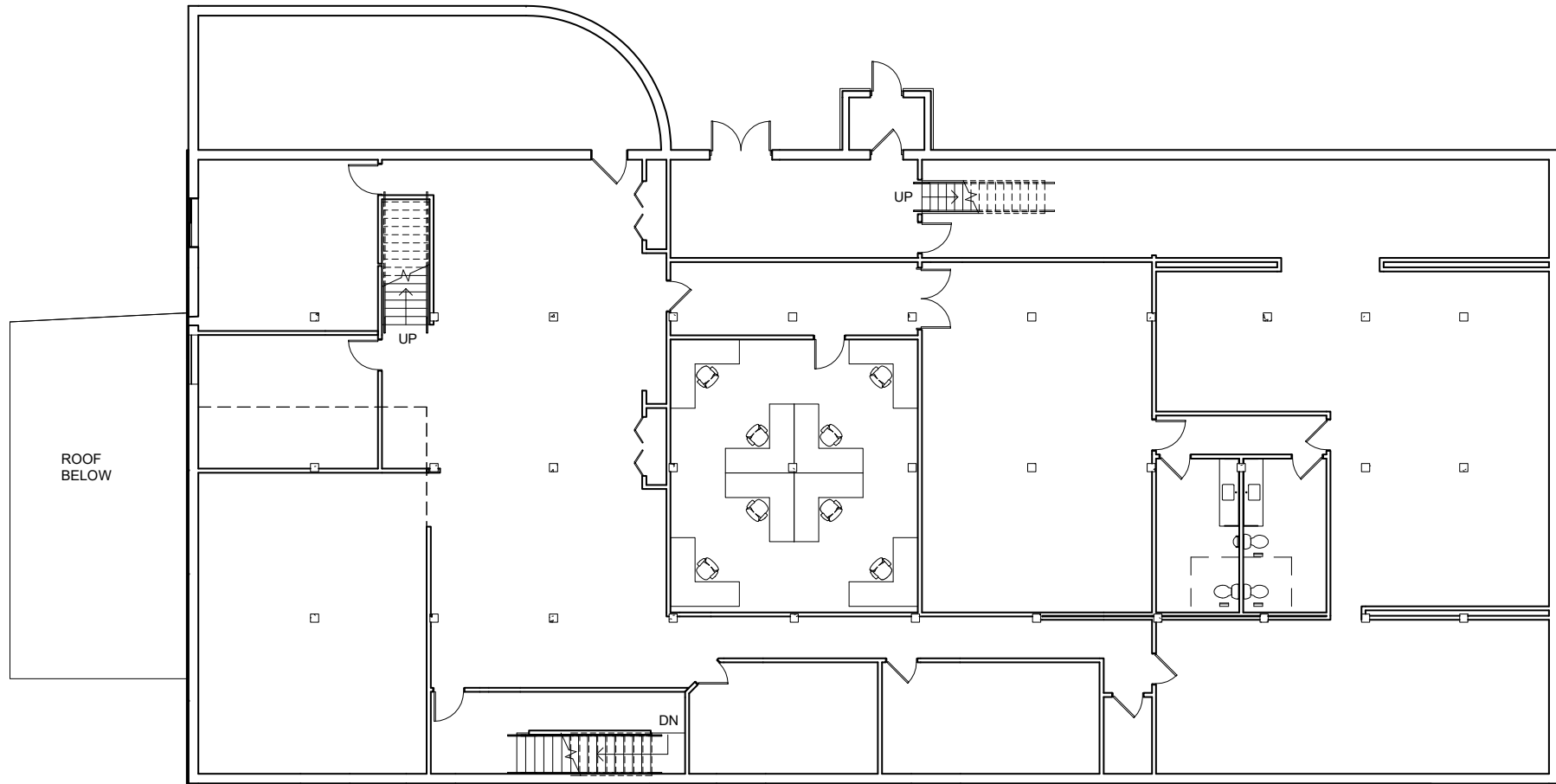
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SECOND FLOOR PLAN

3/32" = 1'-0"



EXISTING

3/32" = 1'-0"



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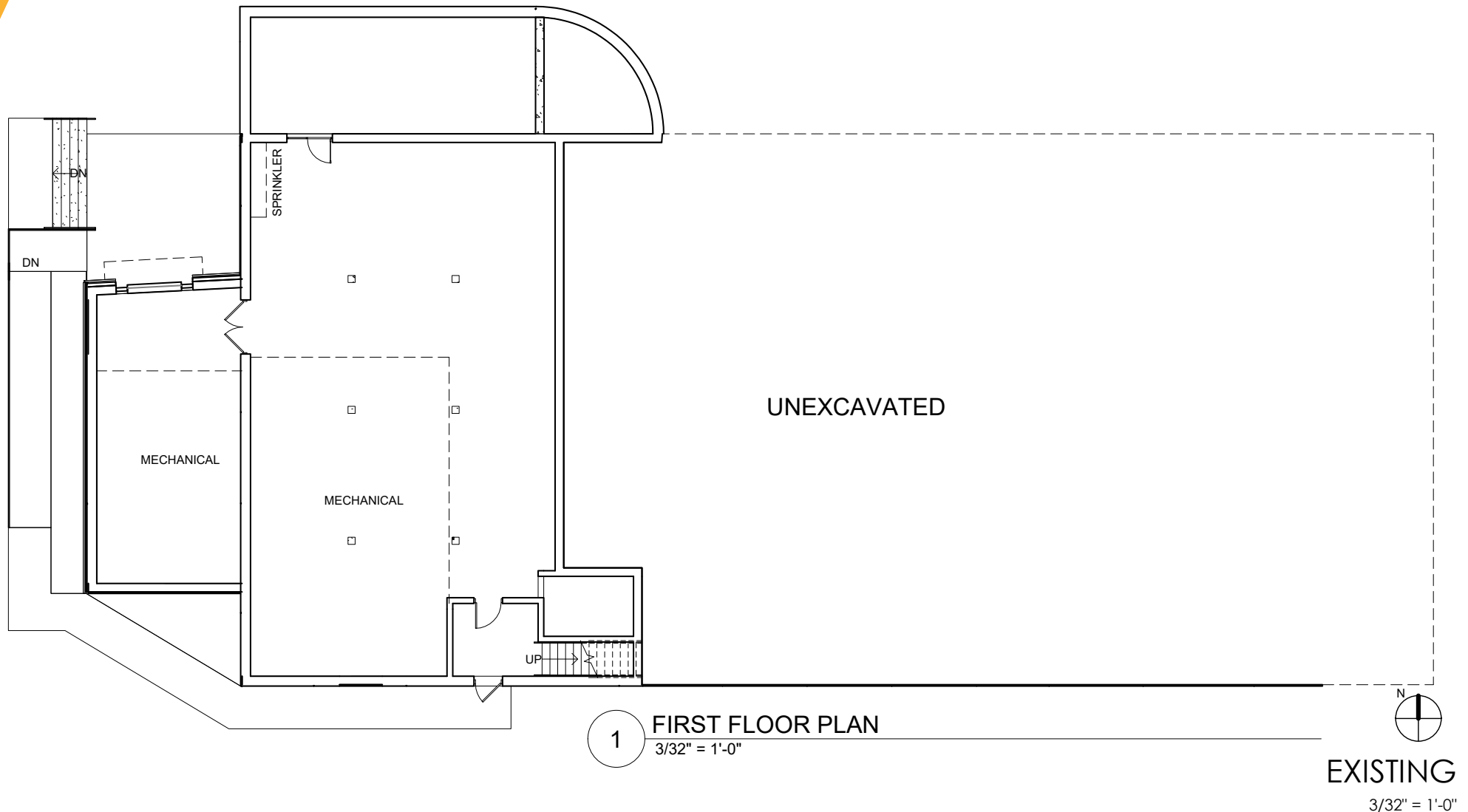
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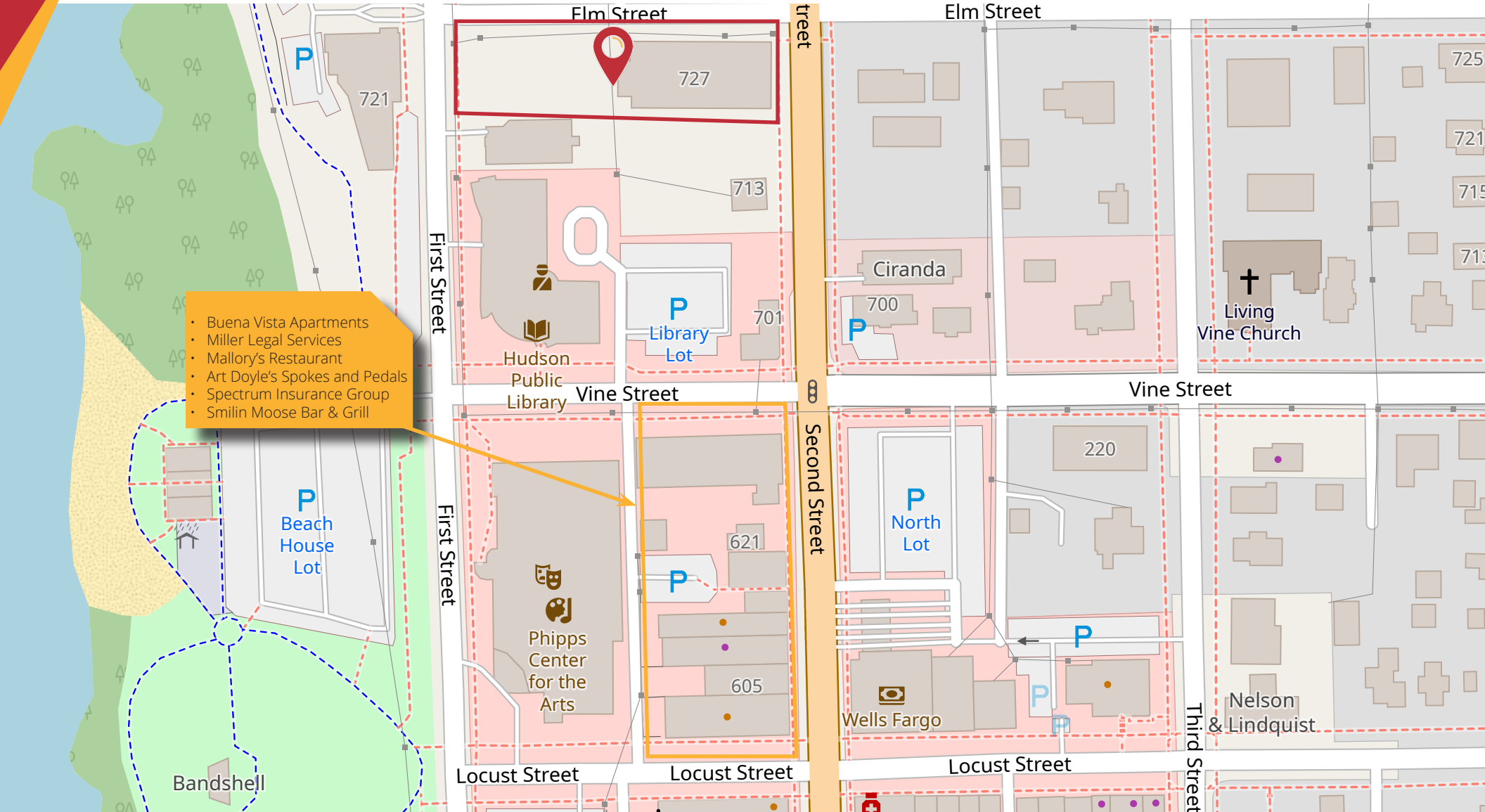
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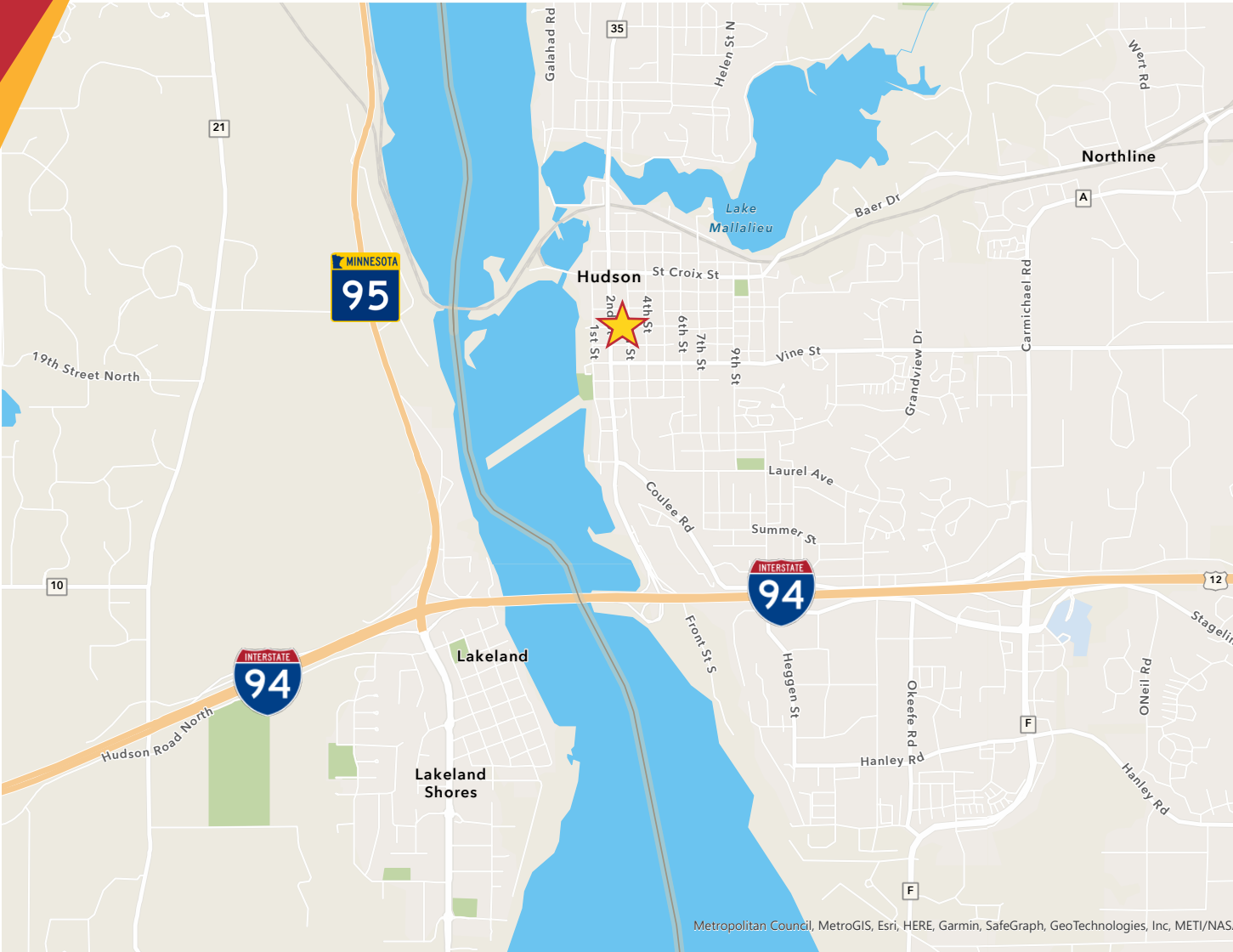
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