

FOR SALE
NW Corner of Highway 64 & Highway 46
New Richmond, WI



PROPERTY HIGHLIGHTS

Rural, low-density trade area in WI farm country. 2024 traffic counts are 3500 VPD on Hwy. 46 and 7800 VPD on Hwy. 64. Both county roads are 1-lane in each direction. Other intersection businesses include a BP c-store, a supper club and a western clothing boutique.

LAND SF	217,800
ZONING	Commercial
TRAFFIC COUNTS	3,500 VPD on Highway 46 7,800 VPD on Highway 64
3-MILE (POP.)	616
3-MILE (POP.)	1,795
MED. INCOME	\$83,498



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PROPERTY SUMMARY

Land parcel to be split from existing larger c-store property.

LEGAL INFORMATION

TAX PARCEL ID	Part of 006-1068-60-050
2023 RE TAXES	\$7,977.96
ZONING	Rural Commercial
TYPE	Excess Land at Operating Store



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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