

FOR SALE



# NW Roofing Building

150 KLEVE STREET, CHETEK, WI 54728



EXCLUSIVELY LISTED BY

**Charles S Feather** President

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PRICE **\$495,000**

# Executive Summary

150 Kleve Street · Chetek, WI 54728

PRICE  
**\$495,000**

We are pleased to present NW Roofing Building, a premier industrial warehouse and distribution facility located at 150 Kleve Street in Chetek, Wisconsin. This exceptional logistics asset offers investors a rare opportunity to acquire a functional, well-maintained property in one of the region's most active industrial corridors.

The property has easy access to Hwy 53 that carries traffic from south of Eau Claire to Superior and beyond. There is plenty of parking and a hidden benefit is the 5+ ac site. The facility could accommodate boat and pontoon storage, mini warehouse development, manufacturing and distribution and so much more.

From an investment standpoint building like the NW Roofing building lease for approximately \$6.00 SF/YR . At only\$3.00 SF/YR the gross rent would be \$62,895 per year or \$5,241.25 per month. If you financed 75% of the purchase price your monthly P&I would be \$2,713,57. In most cases tenants pay all utilities, maintenance, taxes and insurance.

## PROPERTY DATA

Clear Height	14'
Drive-In Doors	4
Power	3 Phase 400 Amp
Year Built	Approx 1957
Total Square Footage	20,965 SF
Dimensions	Main Building 80' X 166'
Construction	Block and Steel
Heating	Gas FA / Apt , Gas Boiler / Office , Modine and Radiant / Warehouse
Parcel Size	5.09 AC

NW ROOFING BUILDING

Shady Grove Resort



Red Cedar River

Prairie Lake

Cro-Bar Taxidermy



Giles Excavating

Northwoods Canine Connection



Town & Country Seamless Gutters



Crookston



53

Cabin Fever Dock Services



Members

53

45.3105°N, 91.6536°W



**NORTH**  
Phone  
**NORTH**  
Phone  
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100 260 00



# Photo Gallery



# Market Overview

## Market Overview: Chetek, WI

Chetek is a city in Barron County, Wisconsin, United States. The population was 2,172 at the 2020 census, down from 2,221 at the 2010 census. The city is located partially within the Town of Chetek.



### KEY FACTS

Population	2,221
Area	3.1 sq mi
Elevation	1,050 ft
County	Barron County
State	Wisconsin

### DEMOGRAPHIC SNAPSHOT

1-MILE RADIUS		3-MILE RADIUS		5-MILE RADIUS	
Population	1,844	Population	3,887	Population	5,640
Median HH Income	\$60,177	Median HH Income	\$66,457	Median HH Income	\$68,598
Households	801	Households	1,757	Households	2,538

Source: ESRI / ArcGIS Business Analyst

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