



**Cross Property 360 Property Client View**

**701 & 703 State Rd 70 W, Grantsburg, Wisconsin 54840**

Listing

<b>Commercial/Industrial</b> <b>1585262Active</b> <b>Recent: 09/09/2024 New Listing</b>	<b>701 &amp; 703 State Rd 70 W</b> <b>Grantsburg, WI 54840</b>	<b>L \$900,000</b>
	Type: <b>RE w/Bus</b> Lot Size: <b>0 x 0 x</b> Acreage: <b>3.14</b> Taxes/Yr: <b>\$9,116.92 / 2023</b> Tax ID: <b>07-131-2-38-19-22-1 02-000-011000</b>  Addtl Tax IDs: Water: <b>City-Water</b> Sewer: <b>Municipal</b> Serv Amps: 3-Phase Power: Sprinkler:	County: <b>Burnett</b> Area: <b>54 - Burnett Cnty/Out</b> Twp: Building Dim: Apx Fin AG: <b>12,000</b>  Apx Fin BG: <b>0</b> Apx Fin SqFt: <b>12,000</b> Parking Area: Terms: Waterfront: <b>No</b>
School District: <b>Grantsburg</b> Other Buildings:	Sidewall Ht: Current Occupant:	Restrictive Cov: Common:
Water Front Type: Lake/River Name: Lake Size: Waterfront Elevation:	Water Front Ft: WtrFrnt Access: Water View: RoadBtwWtrfrnt:	Seasons: Lake Depth: Slope:
Sub-Type: <b>Hotel/Motel, Other-See Remarks</b> Exterior Feat: Interior Feat: <b>Other-See Remarks</b>		
Basement: <b>Partial</b> Heating: <b>Wall Furnace</b> Fuel Source: Occupancy: <b>At Closing, Tenants Rights</b> Showing: <b>24 Hour Notice, Lockbox-None, Special-See Agent Remark, UseShowingTime</b> Internet: <b>Cable In Use</b>	Cooling: <b>Wall Unit</b> Foundation: Exterior Const: <b>Wood</b> Roads: <b>Asphalt, Highway-State</b> Zoning: <b>Commercial</b>	
Directions: <b>At Jct 48 &amp; 70 in Grantsburg, continue West on Hwy 70 about a half mile to Grantsburg Inn on the left. From Minnesota, take Hwy 70 exit at Rock Creek. Go East about 15 miles. Motel in on the right as coming into Grantsburg.</b>  Remarks: <b>The Grantsburg Inn is a privately owned 22 unit motel, 6 apartment rentals, car wash, &amp; laundry located in a popular vacation area close to the Twin Cities. Burnett County brims over with lakes, rivers, wildlife &amp; birds. The Crex Meadows and Fish Lake Wildlife area are within 1-2 miles of the Inn. The St. Croix River is about 4 miles away. Most rooms recently remodeled. Seller has made a number of upgrades in the last two years. Enterprise consists of a well-maintained motel, laundry, car wash &amp; 6 long term rental units. Generous 3.14 acre lot. Motel guest rooms have Queen sized beds: 18-double Q, 2-Quad Q rooms, 1 King Suite Room. Motel has lobby, manager's apartment + extra space in the unfinished attic &amp; basemet. 6 Auxiliary long term rentals.</b>  Legal: <b>Partial legal: LOT 2 CSM V 14 P 102 (FRMRLY PRT CSM V 12 P 191 IN NW NE)(TIF 6) (WITH ESMT) MOTEL</b>		
Condition Report: <b>Yes</b>	Seller Financing:	Seller Fin Remarks:
Prepared By: <b>Marian Nelson</b>  <b>Crex Realty Inc</b>  <b>770 S Pine St</b>  <b>Grantsburg, WI 54840</b>	Email: <a href="mailto:crexrlyt@grantsburgtelcom.net">crexrlyt@grantsburgtelcom.net</a>  Office Ph#: <b>715-463-5757</b>  Preferred Ph#: <b>651-249-3418</b>  Certs:	

Photos

**MLS#: 1585262**



Grantsburg Inn, Laundromat & Car Wash



Grantsburg Inn. Parking next to motel and in parking lot.



High traffic State Rd 70. Grantsburg Inn is only 15 miles from Interstate 35



Grantsburg Inn



Motel has Generous rooms with 2 Queen Beds



Generous rooms



Motel bathroom



Sign on State Rd 70. Property is located on a high traffic highway in the business corridor.



6 Apartments provide Longer term rentals.



Laundromat dryers



Laundromat washers



Car Wash



Undeveloped portion of the property. Future expansion space.



Property located on edge of Village of Grantsburg. Pleasant rural backdrop off the edge of the property.



Back of Motel. Apartments are just across the driveway. Convenient for management.



Area overview. Highway 70 connects Minnesota and Wisconsin at the St. Croix River bridge.



Lot dimensions. Map from Burnett County web site



Adjacent to rural property. Map from Burnett County web site.



Just off State Rd 70 in Grantsburg. Map from Burnett County web site.



Sign on Hwy 70. Business corridor.



Looking across the parking lot at Grantsburg Inn



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