

**Commercial/Industrial**  
**1589515Active**  
**Recent: 04/18/2025 Price Decrease**

**726 S Vincent Street**  
**St Croix Falls, WI 54024**

**L \$1,300,000 ↓**



Type: **RE w/Bus**  
Lot Size: **0 x 0 x**  
Acreage: **4.45**  
Taxes/Yr: **\$15,346.17 / 2024**  
Tax ID: **281-01180-0000**  
Addtl Tax IDs:  
Water: **City-Water**  
Sewer: **City Sewer**  
Serv Amps:  
3-Phase Power:  
Sprinkler:

County: **Polk**  
Area: **38 - Polk Cnty**  
Municipality: **City of Saint Croix Falls**  
Building Dim:  
Apx Fin AG: **22,519**  
Apx Fin BG: **4,306**  
Apx Fin SqFt: **26,825**  
Parking Area: **Asphalt**  
Terms: **Owner Occupied**  
Waterfront: **No**

School District: **Saint Croix Falls**  
Other Buildings:

Sidewall Ht:  
Current Occupant: **AmeriVu Inn & Suites**

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: **Hotel/Motel**  
Exterior Feat: **Lighting, Pole Sign**  
Interior Feat: **Carpeting, Fixtures, Furniture, Inside Storage, Inventory, Restrooms**

Basement: **Crawl Space, None, Partial**  
Heating: **Common, Forced Air, In-Floor, Other-See Remarks**  
Fuel Source: **Electric, Natural Gas**  
Occupancy: **At Closing**  
Showing: **Special-See Agent Remark, UseShowingTime**  
Internet: **Cable In Use**

Cooling: **Wall Unit, Window**  
Foundation: **Block, Poured**  
Exterior Const: **Cement, Vinyl**  
Roads: **Asphalt, Highway-State**  
Zoning: **Commercial**

Directions: **From St. Croix Falls: from Hwy 8, south on Hwy 35 to the property on the left**  
Remarks: **Nestled at the strategic crossroads of Hwy 8 and Hwy 35 in scenic Saint Croix Falls, this exceptional 45-unit hotel property presents an outstanding investment opportunity in one of Wisconsin's premier recreational destinations. Spanning 22,519 square feet on a generous 4.45-acre parcel, this turn-key operation features an indoor heated pool and sauna—perfect amenities for guests exploring the natural wonders of the St. Croix River Valley throughout all four seasons. Ample parking ensures convenience for travelers arriving with boats, snowmobiles, or other recreational vehicles. The thoughtfully designed property includes a spacious 3bd, 2ba owner's residence, providing a comfortable living space for on-site management, plus a dedicated housekeeping apartment (1bd, 1ba) for staff. Location is everything in hospitality and this property delivers. This established hotel serves as the perfect base camp for adventurers year-round, ensuring steady occupancy through multiple tourism seasons.**

Legal: **PT OF OL 140 AND 141 DESC IN V361 P522 ASSESSOR'S PLAT; ALSO PT W 1/2 S 1/2 SE SEC 30 DESC IN V377 P849 CONT 1.22 AC AND PT OL 143 DESC IN V391 P238**

Condition Report: **Yes**

Seller Financing: **No**

Seller Fin Remarks:

**Prepared By: Jeremy Mavis**  
**Woodland Developments & Realty**  
**15563 Railroad St.**  
**Hayward, WI 54843**

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**Certs:**



*Not guaranteed. Information provided by NWW WI MLS is compiled from 3rd party source. Days on Market data may relate only to this unique ML# and not reflect entire listing activity of property. Neither NWW WI MLS, the listing broker or its agents or subagents are responsible for its accuracy.*

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Prepared by: **Jeremy Mavis**  
**715-558-2866**  
**Woodland Developments & Realty**  
MLS #: **1589515**

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**04/18/2025 11:30 AM**  
List Price: **\$1,300,000**









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