

FOR SALE

Beautifully Renovated Office Space - 5,446 GSF

Presented by:

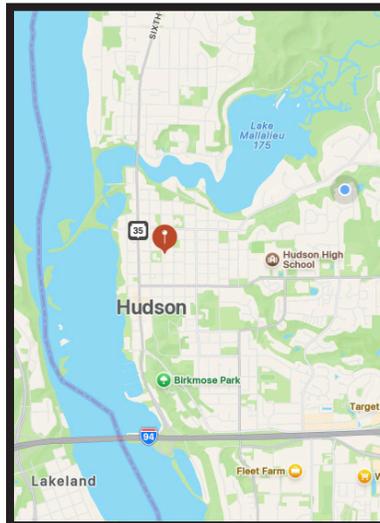
JULIE HEIFNER
REAL ESTATE

Offered at \$1MM



900 4th St | Hudson, WI 54016

- Incredible location
- Easy access to downtown Hudson, St Croix River, I-94 & Stillwater bridge
- Historic, beautiful building
- Professional renovations
- Exceptionally maintained
- Easily delineated
- Abundant natural light
- Large city lot
- 8 designated parking spaces



For Information Contact:

Julie Heifner | 715-410-9021 | Julie@LakesAreaRealty.com

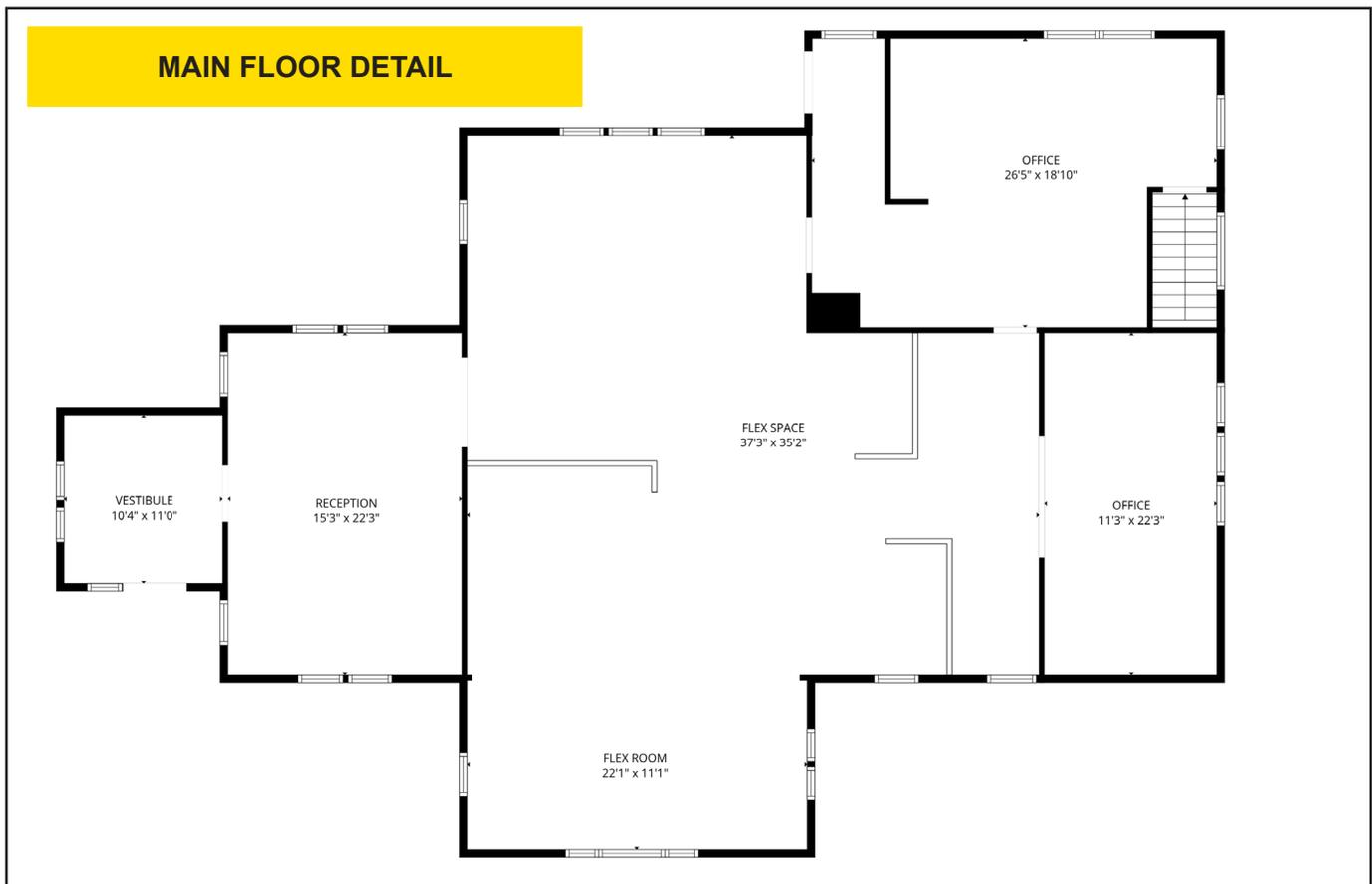
PROPERTY DETAILS

900 4th St, Hudson, WI



Zoning	Office
Building Size	5,446 ft ²
Price	\$183.62/ft ²
Lot Size	.324 main lot and .16 parking
Layout	Main and Full Lower Floors
PID / Legal	236-0618-00-000 and 236-0603-00-000
Legal Description (abbreviated)	F D HARDING'S ADD L1 & S30.65FT L2 - and - OUTLOT 1 CSM 13/3628 EXC S26'
Entrances	4 - Formal main floor entry & side; lower private, & side
Current Flooring	Wood on main; concrete and luxury vinyl plank lower
Current Ceilings	Vaulted, open, exposed on main; drywalled, tiled lower
Renovations	New roof and gutters, steel siding, renovated kitchen & lower level many new windows, new front double door, sewer line + more
Restrooms	2 Private on lower
Current Buildout	Open, shared flexible spaces, private office areas, reception, conference room, breakout rooms, kitchen, baths, utility & storage

Large Reception Area | Private & Open Flex Offices | Multiple Entrances |



All information is deemed reliable but not guaranteed. Lessee or lessee's agent to verify all data.

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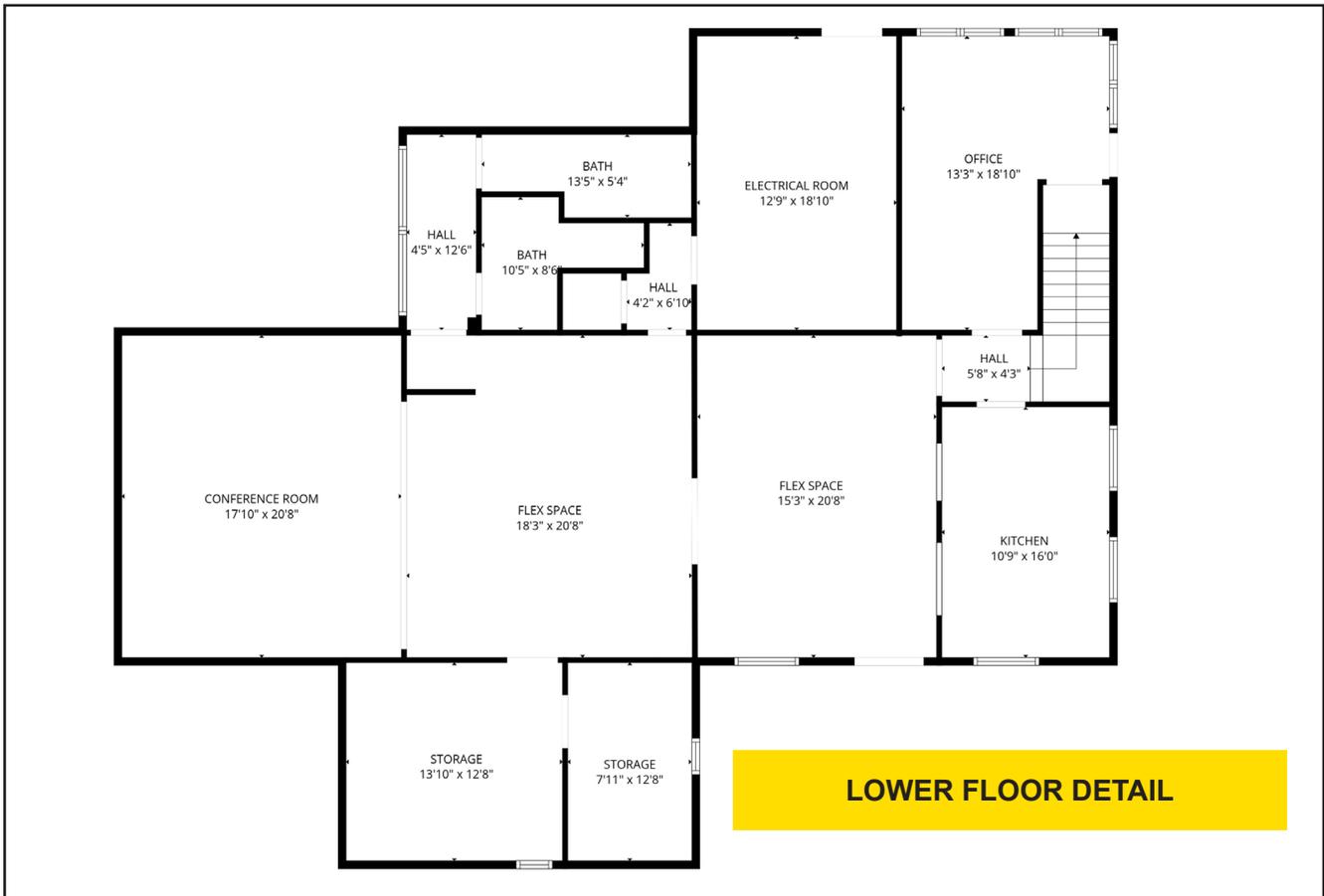
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PHOTOS

900 4th St, Hudson, WI



Full Kitchen | Large Conference Room | Ample Storage |



Lakes Area Realty
1810 Crestview Dr., #5A
Hudson, WI 54016

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HISTORY and DEMOGRAPHICS

900 4th St, Hudson, WI

Originally built in 1882, as St. Paul's Episcopal Church, designed by architect M Wentworth from Boston, MA.



This beautiful, historic building resides in the thriving and desirable city of Hudson in St. Croix County, WI. Hudson and adjoining North Hudson have a radius of approximately 9 miles. Bordered to the West by the scenic St. Croix River, and the St Croix River Crossing (aka the Stillwater Bridge) in Houlton, WI to the north. To the south, is River Falls, WI, home to University of Wisconsin River Falls with approximately 9,500 undergraduate student population. To the east is Roberts, Baldwin, Menomonie, and Eau Claire.

Interstate 94 runs through Hudson city limits and is one of the main thoroughfares in and out of these communities. Wisconsin State Hwy 35 is both Hudson and North Hudson's "Main Street" accessed directly off Exit 1.

Hudson is the seat of St. Croix County, the fastest growing county in the state with a growth rate of over 35% and a population estimate of 89,000. It is the major retail area for the county and has a large and comprehensive health campus. The largest industries are manufacturing, healthcare and education. The St. Croix River is designated a National Scenic Riverway which is a key contributor to the tourist industry of the area.

Self proclaimed as the "Golden Rule City", this charming river town boasts an array of renowned local restaurants, an abundance of boutique shopping, galleries, the Phipps Center for the Performing Arts, an outdoor bandshell at the riverside Lakefront Park, public beaches, and Willow River State Park approximately 6 miles from downtown. This building is full of charm and character, with an artsy edge that is clean, simple, and so desirable in today's architecture.

Demographics:

2023	Hudson Population	15,301		
2023	St. Croix County Population	97,954		
2023	Median Hudson Income	\$97,036		
2023	Home Ownership	66%		
2024	Population	1 Mile	3 Mile	5 Mile
		5,484	26,225	43,964
2024	Average Age	41		
2025	Median Home Sale	\$539,500		
2025	Average Home Sale	\$600,934		



PHOTOS

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LOT INFORMATION

900 4th St, Hudson, WI

Address:

900 4th St, Hudson
410 Orange St, Hudson

Location:

Corner 4th and Orange Streets

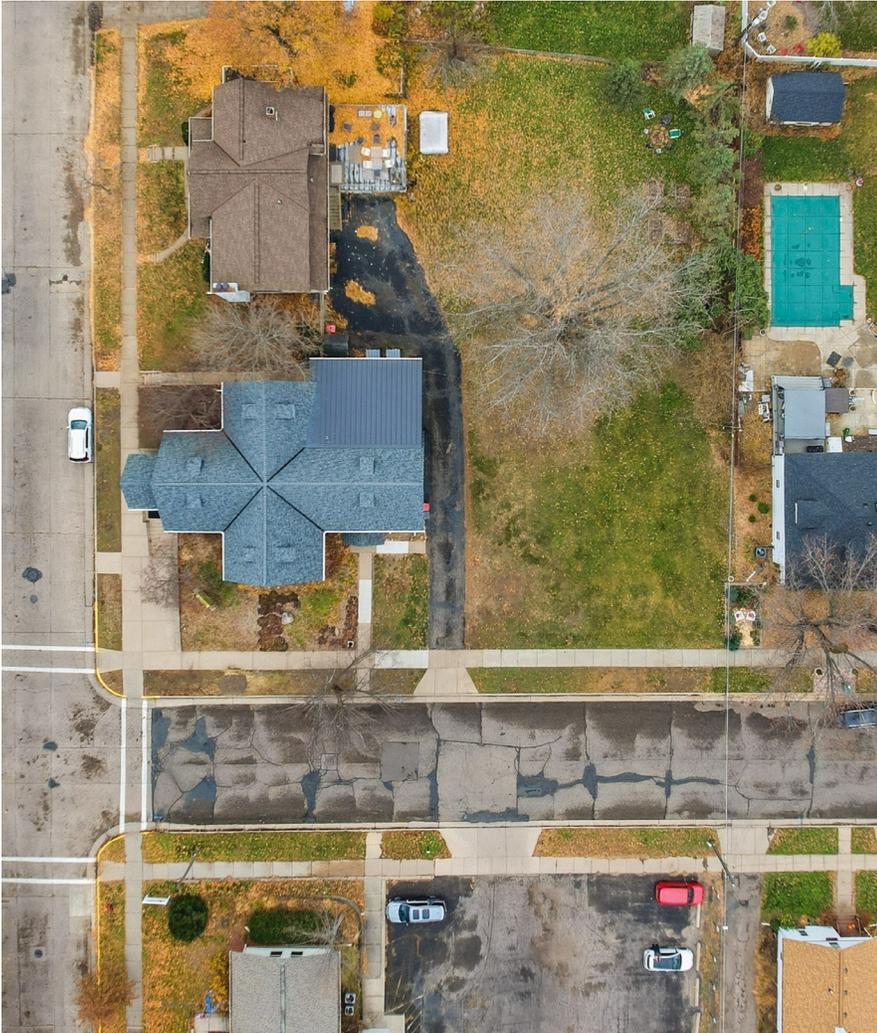
Size:

Main Lot .342 acres - includes property the building is on including the open area shown to the east. Driveway easement for neighbor to the north.

Parking:

Parking Lot .16 acres - across Orange St (south of building). Conveys with building.

8 Dedicated parking spaces for 900 4th St. and additional parking is shared with neighboring business in an easement agreement.



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