

ST. CROIX BAKING COMPANY

FOR SALE



424 2nd Street, Hudson, Wisconsin 54016

RICK GUNTZEL
Associate Broker
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BUSINESS OVERVIEW

HIGHLIGHTS

Located in historic downtown Hudson, Wisconsin, St. Croix Baking Company is a chef-driven artisan bakery founded by world-class pastry chef Charles Froke, who brings over 25 years of experience. The bakery offers a rotating menu of handcrafted breads, croissants, danishes, muffins, pies, custom cakes, and house-made ice cream and sorbets, earning praise on [Yelp](#) for its “friendly, homey, roomy” atmosphere and superb service.” Open six days a week beginning at 7 am, this thriving operation is fully equipped with top-tier commercial ovens, mixers, sheeters, walk-in cooler/freezer, display cases, and prep areas—ready for a seamless ownership transition. With established branding, loyal local customer base, and room to expand through catering, wholesale, and event services, this turnkey business presents a rare opportunity to acquire a premium bakery in a bustling St. Croix County gateway town.



Asking Price	\$199,000 Business Only
Gross Revenue	Available with a Signed Non-Disclosure Agreement
Monthly Rent	\$3,150
Furniture, Fixtures & Equipment	\$100,000, included in asking price
Inventory	\$10,000, not included in asking price

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PROPERTY FEATURES



SQUARE FEET

1,254



PARKING

Ample Street Parking

St. Croix Baking Company is housed in a bright, inviting space featuring a full commercial kitchen equipped with high-end appliances, including a Rational iCombi Pro oven, TurboChef Sota oven, 60 quart and 20 quart Hobart mixers, dough sheeter, divider/rounder, and an ice cream machine. Complementing the production area are a walk-in cooler and freezer, ample prep tables, display cases, sheet pan racks, stainless and butcher-block workstations, and coffee service equipment. Designed for smooth bakery operation, the layout supports efficient workflows, product displays, and customer engagement in a warm, comfortable atmosphere.

TURNKEY ARTISAN BAKERY WITH PROVEN GROWTH POTENTIAL



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PHOTOS



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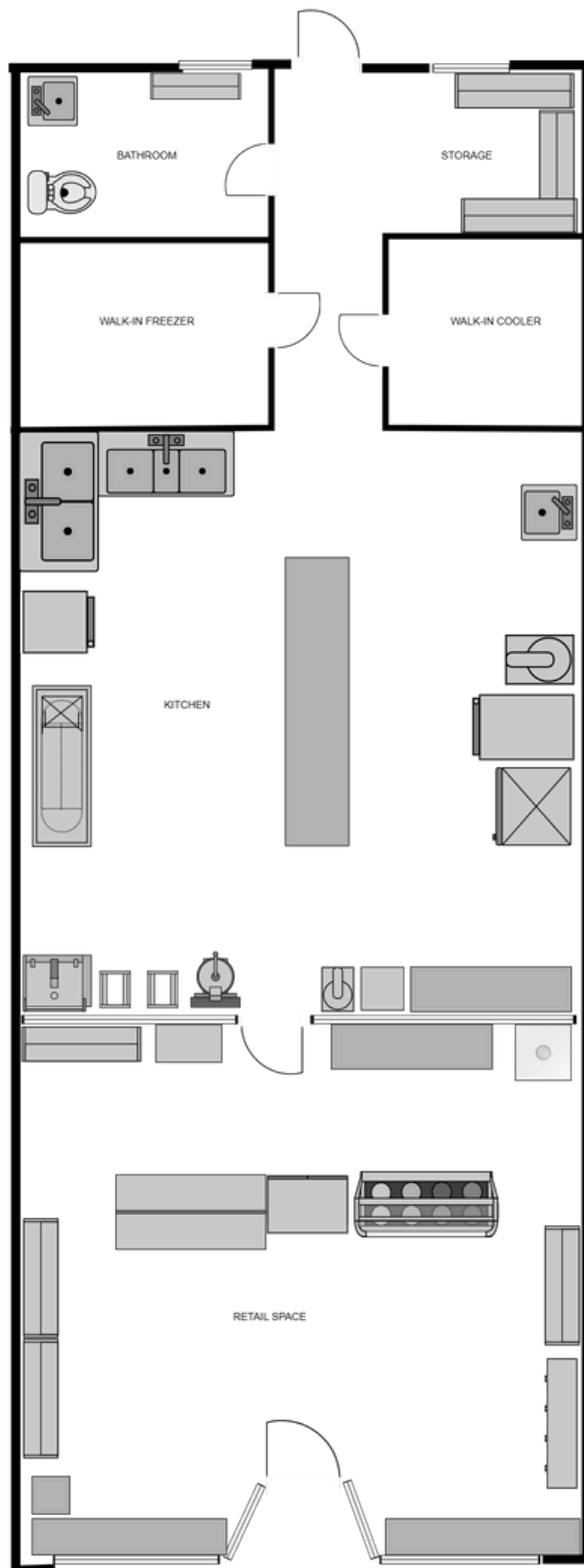
PHOTOS



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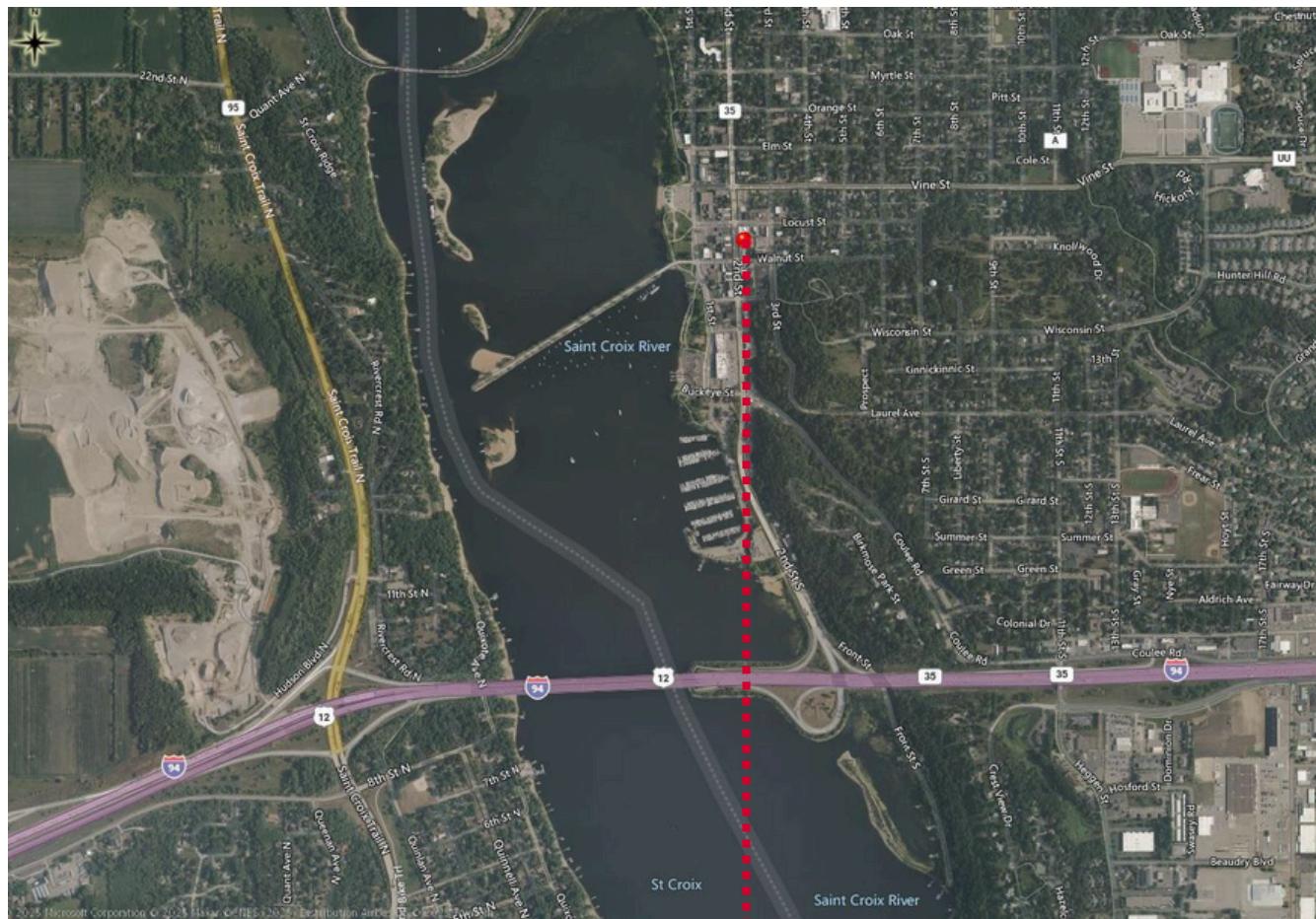
FLOOR PLAN

MAIN LEVEL



424 2nd Street, Hudson, Wisconsin 54016

LOCATION HIGHLIGHTS



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DEMOGRAPHICS

Figures prepared from esri



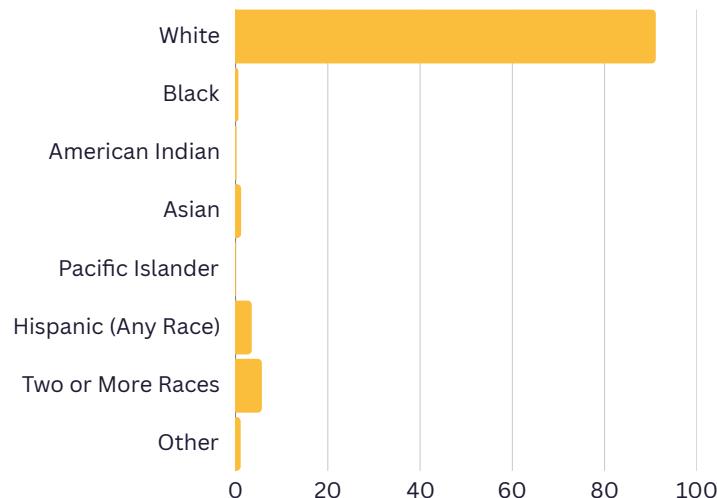
TRAFFIC COUNT: 11,700 vehicles per day

	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	4,651	25,358	44,697
Median Age	41.0	42.4	42.7
College or Advanced Degree	61.7%	61.9%	60.5%
Median Household Income	\$83,625	\$113,130	\$116,229
Average Household Income	\$107,349	\$140,782	\$150,391
Owner Occupied	66.3%	70.8%	74.4%
Projected Population Growth 2022–2027	0.16%	0.37%	0.46%

AREA BUSINESSES

San Pedro Cafe
Rio Loco Cantina
Barker's Bar & Grill
Pier 500
Dick's Bar & Grill
Smilin' Moose
Grand Duchess Charter Boat
Dairy Queen
Agave Kitchen
LoLo American Kitchen
Hudson Tao
Agave Kitchen

2023 RACE AND ETHNICITY



424 2nd Street, Hudson, Wisconsin 54016

AGENCY DISCLOSURE

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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road, Madison, WI 53704

Hospitality Services Corp.
Effective July 1, 2016

DISCLOSURE TO CUSTOMERS

1 Prior to negotiating on your behalf the brokerage firm, or an agent associated with the firm, must provide you the
2 following disclosure statement:
3 **DISCLOSURE TO CUSTOMERS** You are a customer of the brokerage firm (hereinafter Firm). The Firm is either an agent
4 of another party in the transaction or a subagent of another firm that is the agent of another party in the transaction. A
5 broker or a salesperson acting on behalf of the Firm may provide brokerage services to you. Whenever the Firm is
6 providing brokerage services to you, the Firm and its brokers and salespersons (hereinafter Agents) owe you, the
7 customer, the following duties:
8 (a) The duty to provide brokerage services to you fairly and honestly.
9 (b) The duty to exercise reasonable skill and care in providing brokerage services to you.
10 (c) The duty to provide you with accurate information about market conditions within a reasonable time if you request
11 it, unless disclosure of the information is prohibited by law.
12 (d) The duty to disclose to you in writing certain Material Adverse Facts about a property, unless disclosure of the
13 information is prohibited by law (see lines 57-66).
14 (e) The duty to protect your confidentiality. Unless the law requires it, the Firm and its Agents will not disclose your
15 confidential information or the confidential information of other parties (see lines 24-40).
16 (f) The duty to safeguard trust funds and other property held by the Firm or its Agents.
17 (g) The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the
18 advantages and disadvantages of the proposals.
19 Please review this information carefully. An Agent of the Firm can answer your questions about brokerage services,
20 but if you need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home
21 inspector.
22 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain
23 language summary of the duties owed to a customer under section 452.133(1) of the Wisconsin statutes.
24 **CONFIDENTIALITY NOTICE TO CUSTOMERS** The Firm and its Agents will keep confidential any information given to the
25 Firm or its Agents in confidence, or any information obtained by the Firm and its Agents that a reasonable person
26 would want to be kept confidential, unless the information must be disclosed by law or you authorize the Firm to
27 disclose particular information. The Firm and its Agents shall continue to keep the information confidential after the
28 Firm is no longer providing brokerage services to you.
29 The following information is required to be disclosed by law:
30 1. Material Adverse Facts, as defined in Wis. Stat. § 452.01(5g) (see lines 57-66).
31 2. Any facts known by the Firm or its Agents that contradict any information included in a written inspection
32 report on the property or real estate that is the subject of the transaction.
33 To ensure that the Firm and its Agents are aware of what specific information you consider confidential, you may
34 list that information below (see lines 36-40). At a later time, you may also provide the Firm or its Agents with other
35 information you consider to be confidential.
36 **CONFIDENTIAL INFORMATION:** _____
37 _____
38 **NON-CONFIDENTIAL INFORMATION** (the following information may be disclosed by the Firm and its Agents): _____
39 _____
40 _____ (Insert information you authorize to be disclosed, such as financial qualification information.)
41 By signing and dating below I /we acknowledge receipt of a copy of this disclosure and that
42 _____ and _____ are
43 Agent's Name Firm's Name
44 working as: (Owner's/Listing Broker's Agent) (Buyer's/Tenant's Agent or Buyer's Broker's Agent) **STRIKE ONE**
45 THIS IS A DISCLOSURE AND NOT A CONTRACT. Wisconsin law required the Firm to request the customer's
46 signed acknowledgment that the customer has received a copy of this written disclosure statement if the Firm
47 will provide brokerage services related to real estate primarily intended for use as a residential property
48 containing one to four dwelling units. SIGNING THIS FORM TO ACKNOWLEDGE RECEIPT DOES NOT CREATE
49 ANY CONTRACTUAL OBLIGATIONS BY EITHER THE CUSTOMER OR THE FIRM.
50 See the reverse side for definitions and sex offender registry information.
51 _____
52 Customer Signature Date Customer Signature Date
53 Customer's Name: _____ Customer's Name: _____

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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AGENCY DISCLOSURE

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54 **NOTICE ABOUT SEX OFFENDER REGISTRY**

55 You may obtain information about the sex offender registry and persons registered with the registry by contacting the
56 Wisconsin Department of Corrections on the Internet at <http://www.doc.wi.gov> or by telephone at 608-240-5830.

57 **DEFINITION OF MATERIAL ADVERSE FACTS**

58 A "Material Adverse Fact" is defined in Wis. Stat. § 452.01(5g) as an Adverse Fact that a party indicates is of such
59 significance, or that is generally recognized by a competent licensee as being of such significance to a reasonable
60 party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction
61 or affects or would affect the party's decision about the terms of such a contract or agreement.

62 An "Adverse Fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence that a competent licensee
63 generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural
64 integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
65 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a
66 contract or agreement made concerning the transaction.

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