

**Commercial/Industrial**  
**1596960Active**  
**Recent: 11/25/2025 New Listing**

**1612 Truax Boulevard**  
**Eau Claire, WI 54703**

**L \$1,995,995**



Type: **RE w/Bus**  
Lot Size: **0 x 0 x**  
Acreage: **2.25**  
Taxes/Yr: **\$34,040.38 / 2024**  
Tax ID: **141456A**  
Addtl Tax IDs: **221141456A**  
Water: **City-Water**  
Sewer: **City Sewer**  
Serv Amps:  
3-Phase Power:  
Sprinkler:

County: **Eau Claire**  
Municipality: **City of Eau Claire**  
Building Dim:  
Apx Fin AG: **12,900**  
Apx Fin BG: **6,776**  
Apx Fin SqFt: **19,676**  
Parking Area:  
Terms: **Owner Occupied**  
Waterfront: **No**

School District: **Eau Claire Area**  
Other Buildings:

Sidewall Ht:  
Current Occupant: **Brighter Beginnings  
Early Learning  
Center**

Restrictive Cov: **No**  
Common:

Water Front Type:  
Lake/River Name:  
Lake Size:  
Waterfront Elevation:

Water Front Ft:  
WtrFrnt Access:  
Water View:  
RoadBtwWtrfrnt:

Seasons:  
Lake Depth:

Door 1: Loading Dock: **No** Door 1: Loading Dock: **No**

Sub-Type: **Other-See Remarks**  
Exterior Feat: **Other-See Remarks**  
Interior Feat: **Carpeting, Elevator, Fixtures, Furniture, Handicap Access, Inside Storage, Restrooms-Handicap**

Basement: **Full**  
Heating: **Forced Air**  
Fuel Source: **Natural Gas**  
Occupancy: **At Closing**  
Showing: **Sign-None, Special-See Agent Remark, UseShowingTime**

Cooling: **Central**  
Foundation: **Poured**  
Exterior Const: **Vinyl**  
Roads: **Asphalt**  
Zoning: **Commercial**

Internet:

Directions: **I-94 East toward Eau Claire. Use Exit 61 for WI-312 / Truax Blvd / County Farm Rd, then follow Truax Blvd to 1612 Truax Blvd.**

Remarks: **Incredible opportunity to own a 5-Star YoungStar Rated Childcare Center—a fully operational and thriving business with a reputation for excellence! This well-established center serves children ages 6 weeks to 14 years with a licensed 4k program and comes complete with a dedicated, long-term management team and full staff, many with 10+ years of experience. The property is thoughtfully designed for both function and comfort, featuring spacious indoor play areas ideal for inclement weather, a large outdoor playground that accommodates the center's full capacity, and a commercial kitchen perfect for meal prep and nutrition programs. 576sf garage and small transport bus also included. This turnkey investment offers a rare chance to step into a respected, community-loved childcare facility with strong systems already in place. Whether expanding your current portfolio or beginning your childcare ownership journey, this is a must-see opportunity! Co-Listing Agent is Tim Ryan, @ Properties - Chicago, IL.**

Legal: **Lot 1 and Outlot 1 of CSM 963 Rec V5P138 Being Prt of Lot 2 Gateway West Business Park Also Incl Prt Vac Truax Blvd.**

Condition Report: **Yes**

Seller Financing:

Seller Fin Remarks:

**Prepared By: The Raven Team**

**Email:** [raven@bryanraven.com](mailto:raven@bryanraven.com)

**Chippewa Valley Real Estate, LLC**

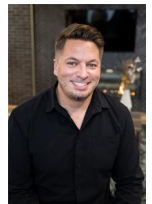
**Office Ph#:** **715-514-5440**

**1119 Regis Court, Ste 250**

**Preferred Ph#:** **715-559-9360**

**Eau Claire, WI 54701**

**Certs:**



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