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Commercial/Industrial
1596566 Active

6220 Texaco Drive
Eau Claire, WI 54703

L\$349,000

List: [The Raven Team](#) **715-559-9360** of Chippewa Valley Real Estate, LLC 715-514-5440
raven@bryanraven.com

Firm: [3947](#)

		   Showings		Edit	
		Type: RE w/Bus Lot Size: 0 x 0 x Acreage: 0.78 Taxes/Yr: \$3,772.00 / 2024 Tax ID: 1802222710044300012 Addtl Tax IDs: 1802222710044300013 Water: Private Well Sewer: Private Septic Serv Amps: 3-Phase Power: Sprinkler: Recent: 11/03/2025 : NEW	County: Eau Claire Municipality: City of Eau Claire Building Dim: Apx Fin AG: 3,110 Apx Fin BG: 0 Apx Fin SqFt: 3,110 Parking Area: asphalt Terms: Vacant Waterfront: No		
School District: Eau Claire Area Restrictive Cov: No Other Buildings:		Sidewall Ht: Current Occupant:		REO: No Short Sale: No Common: No	
Water Front Type: Lake/River Name: Lake Size: Waterfront Elevation: Door 1:		Water Front Ft: Waterfront Access: Water View: RoadBtwWtrfrnt:		Seasons: Lake Depth: Lake Assoc:	
Sub-Type: Retail Exterior Feat: Lighting, Pole Sign, Roof Sign Interior Feat: Compressor, Fixtures, Furniture, Handicap Access, Inside Storage, Restrooms					
Basement: None Heating: Forced Air Fuel Source: Natural Gas Occupancy: At Closing Showing: Lockbox-Combination, UseShowingTime		Cooling: Central Foundation: Poured Exterior Const: Stucco Roads: Highway-State, Road-County Zoning: Commercial			
Directions: Hwy 312/12 West of Menards DC & Corporate offices, next to AmericanInn Hotel & Suites. Remarks: Opportunity waits for this well-located restaurant located just off I94, Exit 59. Rapidly growing City and location creates ample demand. High traffic counts, 3 nearby hotels, 2 truck stops, Menards Corporate Offices & DC, Mc Donald's, Kwik Trip, and several other companies surrounding. The Airport shuttle service is located just behind this restaurant and there are several hundred apartments nearby as well. All equipment and fixtures are included making this near turnkey! Legal: 2 parcels					
Condition Report: Yes Seller Concessions:		Seller Financing: Yes		Seller Fin Remarks: potential	
Agent Remarks:					
Exception: No IDX: Yes Realtor.com: Yes Owner: Meyer		List Date: 11/03/2025 Cond Date: Pend Date: Expire Date: 10/27/2027 Withdrawn Date: Sold Date: Orig List/Sell Agt: The Raven Team		Limited Service: No Auction: No How Sold: List Cont Type: Exclusive Right to Sell Orig List \$: \$349,000 CDOM/DOM: 0 / 0 Electronic Consent: Yes	

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