



FOR SALE



\$389,000

1703 Western Ave, Eau Claire, WI 54703

Located at 1703 Western Avenue in Eau Claire, this versatile warehouse and office property sits on a 0.84-acre parcel with excellent accessibility and ample onsite parking. The approximately 4,100 square foot building offers a functional mix of warehouse and office space, making it well-suited for a wide range of commercial or light industrial users.

The property features a large asphalt parking lot, providing generous parking and maneuvering space for employees, customers, or service vehicles. With its efficient layout, substantial lot size, and flexible use potential, this site is ideal for owner-users or investors seeking a well-located asset in Eau Claire's northside commercial corridor.

PROPERTY HIGHLIGHTS

- Functional mix of office and warehouse space
- Suitable for a variety of commercial or light industrial uses
- Strong Western Avenue visibility and accessibility
- Built : 1997
- Zoned: Commercial

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