



442 WATER STREET

Turnkey Bar / Restaurant + Real Estate • Water Street District • Eau Claire, Wisconsin

Business & Real Estate Offered at **\$1,200,000**

Includes 4-Bedroom Upper-Level Apartment

Executive Summary

Donnellan Real Estate, Inc. is pleased to exclusively offer 442 Water Street - a rare opportunity to acquire a fully operational, turnkey bar/restaurant and the real estate beneath it in the heart of Eau Claire's Water Street entertainment district.

Purpose-built in 2005, the 7,600+ SF property anchors a prime, high-visibility corner directly across from public parking and steps from the UW-Eau Claire campus. The offering includes the real estate, the operating business, and substantially all business assets - furniture, fixtures, equipment, and goodwill (trade name and seller's personal property excluded) - plus a 4-bedroom upper-level apartment.

The trade name is retained by the seller, presenting a clean opportunity to launch a new concept in a proven, fully equipped location -without the cost or downtime of ground-up build-out.

\$1.2M

Asking Price — Business & Real Estate

7,606 SF

5,728 Finished AG
1,874 Unfinished BG
Purpose-Built 2005 Construction

**4 BR
Apartment**
Upper-Level Apartment

\$184/FSF

All-In, Including FF&E

Business financials available to qualified buyers upon execution of a confidentiality agreement.

Investment Highlights



Turnkey Operation

Walk-in-ready with full commercial kitchen, bar equipment, and FF&E in place.



2005 Construction

One of the newest-generation buildings in a district dominated by pre-1900 structures. Efficient systems and low deferred-maintenance risk.



Established Operation

Operating continuously since 2005 with a loyal customer base and an established reputation for food, atmosphere, and hospitality.



4-Bedroom Apartment

The upper level includes a 4-bedroom apartment currently leased to UW-Eau Claire Students at \$600/bedroom.



Irreplaceable Corner

Prime visibility on Water Street, directly across from public parking, steps from UW-Eau Claire and its 10,000 students.



Flexible Buyer Profiles

Owner-operator, regional hospitality group entering the Chippewa Valley, or investor seeking real estate with an operating tenant.

Property Overview

Address	442 Water Street, Eau Claire, WI 54703
Year Built	2005
Building Size	7,502 SF (three levels) 5,728 AG/1,874 BG
Lot Size	4,158 SF corner lot (±0.10 acre)
Parcel ID	1822122709190019000
Zoning	UC- City of Eau Claire
Assessed Value	\$1,110,000
Property Taxes	\$22,657.10
Residential Unit	4-bedroom upper-level apartment
Included	Real estate, business & substantially all FF&E
Excluded	Trade name / naming rights; seller's personal property

Offered at **\$1,200,000**



Main Level

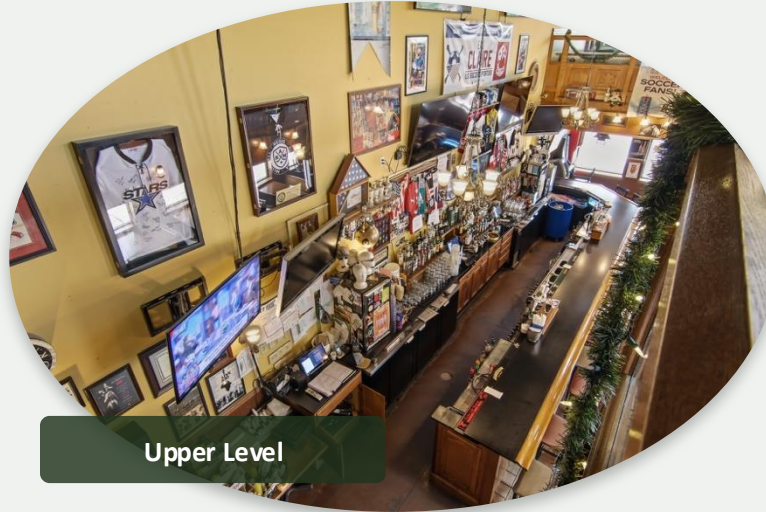
Full bar, dining room, and commercial kitchen — walk-in ready



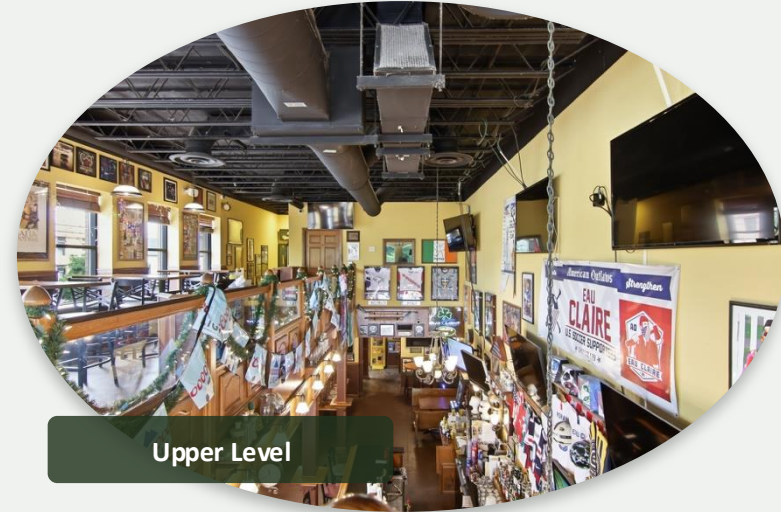
Upper-Level Seating



Stairwell



Upper Level



Upper Level

Upper Level Features

Additional Seating: The upper level features the owner's private office & additional restaurant seating.

4-Bedroom Apartment: separate secure exterior access to a quality finished 4-bedroom 2-bathroom apartment.

Floor Plans

Floor plans of existing layout



442 Water Street — 7,602 SF total



The Water Street District

- **Entertainment corridor** - Eau Claire's iconic bar, restaurant, and retail district - consistent day and night foot traffic.
- **Campus adjacency** - Steps from UW-Eau Claire and 10,000 students, plus the dense Third Ward and Randall Park neighborhoods.
- **Public parking across the street** - A meaningful competitive advantage on this corridor.
- **Signalized corner visibility** - Prominent frontage and signage exposure at the district's key intersection.
- **Riverfront proximity** - Minutes from downtown, Phoenix Park, and the Chippewa River trail system.

Contact

442 Water Street, Eau Claire, WI • Offered at \$1,200,000

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Business financials, apartment rent detail, and FF&E list available to qualified buyers upon execution of a confidentiality agreement. Trade name and seller's personal property excluded from sale. All information deemed reliable but not guaranteed; buyers to verify all information independently.

