



FOR SALE



\$349,000

450 Industrial Dr, Mondovi, WI

4,800 SF industrial building offered at \$349,000 (\$5.07/SF), presenting a significantly below-replacement-cost opportunity for investors and owner-users alike. Situated on a 1.58-acre site, the property provides a large-scale footprint with functional flexibility for warehouse, light manufacturing, or service-related operations.

Constructed with durable pole frame construction and serviced by municipal water and sewer, the asset minimizes immediate capital expenditure requirements while supporting a wide range of industrial uses. The building-to-land ratio offers potential for outdoor storage, operational flow, or future expansion.

Located in Mondovi, WI, within reach of the greater Eau Claire market, the property benefits from steady regional demand drivers and limited competing industrial inventory. The low acquisition cost and scale of the asset create a compelling opportunity for value-add repositioning, occupancy, or long-term hold.

PROPERTY HIGHLIGHTS

- Municipal Water & Sewer – Reduced upfront costs
- Owner-User or Value-Add Opportunity
- Limited Local Industrial Inventory
- Access to Eau Claire Regional Market
- \$349,000 Purchase Price | \$5.07/SF – Extremely low basis
- 1.58 Acre Site – Functional yard or expansion potential
- Pole Frame Construction – Cost-efficient, flexible use

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