



FOR SALE



\$ UNDISCLOSED

3115 Oak Knoll Dr, Eau Claire, WI 54701

Great location with high visibility and traffic exposure on the corner of I-94 and Hwy 93. Main section of building is 60'x100' and yields large glass fronts, vestibule entrance and 15' ceiling height. Large 20x14 and 12x14 access doors. Has two open offices and restroom. Additional 40'x40' office space featuring two more restrooms, 3 offices, showroom, and two storage rooms. Well-built block building updated 6 years ago with insulation, siding, lighting, and Heating. Large paved parking area with plenty of acreage for expansion. Office, Retail, light industrial, or any combination for uses. Building is easily subdivided for multiple tenants. Owner occupied, owner and tenant, or a great investment piece, don't miss out on this opportunity.

PROPERTY HIGHLIGHTS

- Excellent visibility with strong traffic exposure
- Expansive lot with room for future expansion or potential additional building site
- Recently updated building systems and finishes
- Oversized overhead doors for convenient access
- Open showroom or flexible collaboration space

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