

Commercial/Industrial
1583410Active

1825 N Clairemont Avenue
Eau Claire, WI 54703

L \$2,500,000



Type: **RE Only**
Lot Size: **0 x 0 x**
Acreage: **3.69**
Taxes/Yr: **\$29,861.00 / 2023**
Tax ID: **091328**
Addtl Tax IDs:
Water: **City-Water**
Sewer: **City Sewer**
Serv Amps:
3-Phase Power:
Sprinkler:

County: **Eau Claire**
Area: **03 - Ec Schl/Westside**
Twp:
Building Dim:
Apx Fin AG: **22,415**
Apx Fin BG: **18,308**
Apx Fin SqFt: **40,723**
Parking Area:
Terms:
Waterfront: **No**

School District: **Eau Claire Area**
Other Buildings:

Sidewall Ht:
Current Occupant: **Mad Loafers 2 LLC**

Restrictive Cov:
Common: **No**

Water Front Type:
Lake/River Name:
Lake Size:
Waterfront Elevation:

Water Front Ft:
WtrFrnt Access:
Water View:
RoadBtwWtrfrnt:

Seasons: **4 Season**
Lake Depth:
Slope:

Door 1:	Loading Dock: No	Door 2:	Loading Dock: No
Door 3:	Loading Dock: No	Door 4:	Loading Dock: No
Door 5:	Loading Dock: No	Door 6: 8 x 7	Loading Dock: Yes

Sub-Type: **Office, Office/Retail, Retail/Warehouse, Other-See Remarks**
Exterior Feat:
Interior Feat: **Carpeting, Elevator, Handicap Access, Restrooms**

Basement: Crawl Space, Partial	Cooling: Central
Heating: Baseboard, Forced Air	Foundation: Poured
Fuel Source: Electric, Natural Gas	Exterior Const: Brick
Occupancy: At Closing	Roads:
Showing: Lockbox-Electronic, Sign-on Property, UseShowingTime	Zoning: Commercial

Internet:

Directions: **Located on Clairemont between Cameron St and Vine St.**

Remarks: **Fantastic opportunity for a highly visible commercial space that offers a wealth of possibilities. Currently used as a k-12 school this unique building has a large kitchen space in the lower level, as well as, a smaller kitchen space on the main floor. Many wide open areas, as well as, smaller rooms perfect for conference rooms and offices. Convenient elevator near the center of the building help to make it accessible for many. Nice loading area is a plus. Large garage and shed add additional storage space. The security cameras, intercom system and fence will help to keep your business secure. Many high quality updates to the build include but are not limited to: new fire suppression system, push bars on all doors, and security cameras. This property is ready to support your business's growth and success. Don't miss out on this exceptional commercial space with limitless potential!**

Legal: **lengthy**

Condition Report: **Yes**

Seller Financing:

Seller Fin Remarks:







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