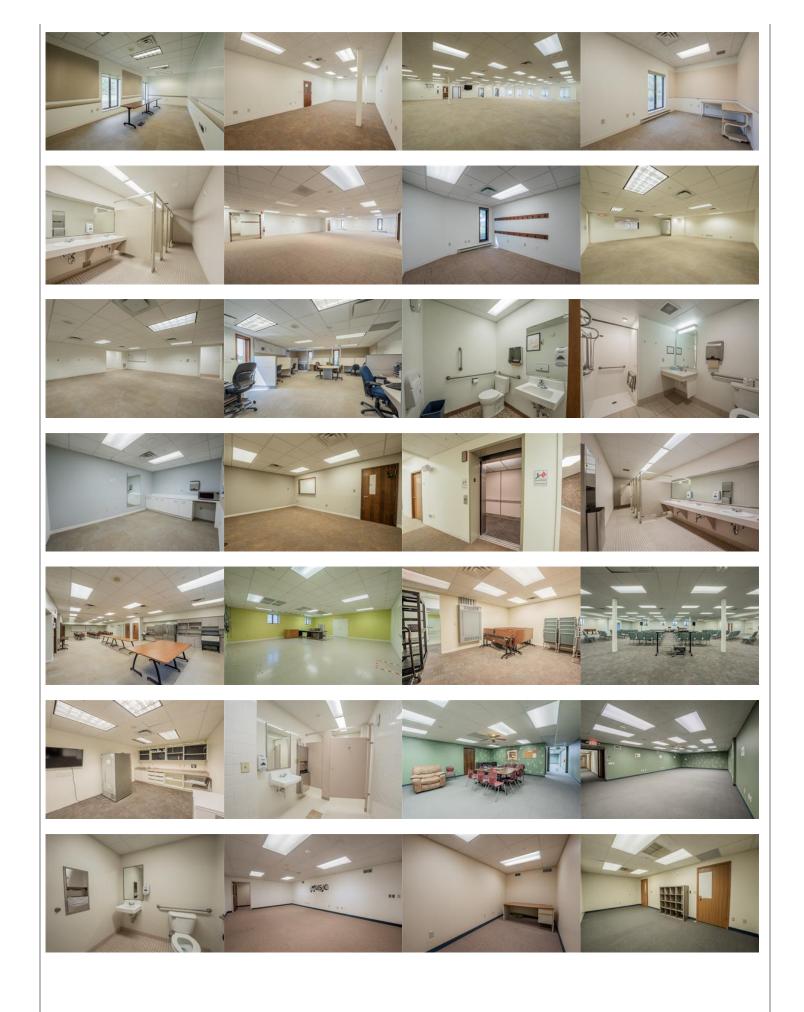
Commercial/Industrial 1583410Active			1825 N Clairemont Avenue Eau Claire, WI 54703			L \$2,500,000	
		Type: Lot Size: Acreage: Taxes/Yr: Tax ID: Addtl Tax IDs: Water: Sewer: Serv Amps: 3-Phase Power: Sprinkler:	RE Only 0 x 0 x 3.69 \$29,861.00 / 091328 City-Water City Sewer	2023	County: Area: Twp: Building Dim: Apx Fin AG: Apx Fin BG: Apx Fin SqFt: Parking Area: Terms: Waterfront:		/Westside
School District: <b>Ea</b> Other Buildings:	u Claire Area		Sidewall Ht: Current Occu	pant: Mad Loafers 2		ctive Cov: on: <b>No</b>	
Water Front Type: Lake/River Name: Lake Size: Waterfront Elevation: Door 1: Door 3: Door 5:	Loadi Loadi	W W	Γ	Door 2: Door 4: Door 6: <b>8 x 7</b>	Slope Lo Lo	Depth:	No No
Sub-Type: Office, Office/Retail, Retail/Warehouse, Other-See Remarks Exterior Feat: Interior Feat: Carpeting, Elevator, Handicap Access, Restrooms							
Heating: Basel Fuel Source: Electr Occupancy: At Clo Showing: Lock	Space, Partial board, Forced Air ric, Natural Gas boing box-Electronic, Sig nowingTime	n-on Property,		Cooling: Cent Foundation: Pour Exterior Const: Brick Roads: Zoning: Com	ed		
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							
	Yes	Seller F	inancing:		Seller Fin Rema	arks:	





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