

FOR SALE

**1731 Brackett Ave
Eau Claire, WI**

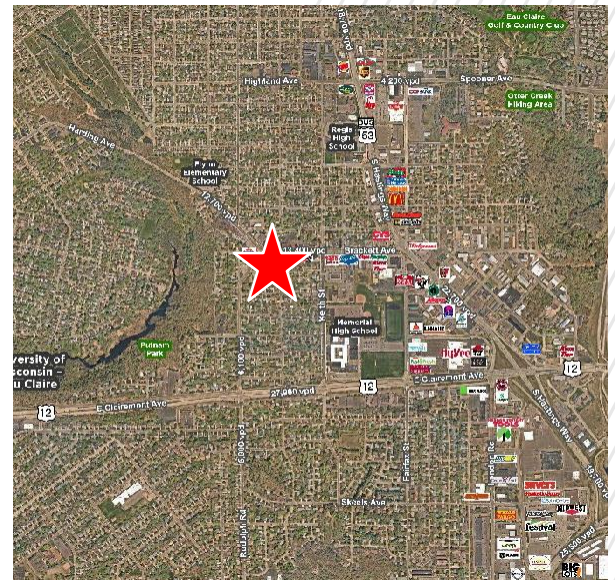


PROPERTY HIGHLIGHTS

- Closed C-Store on .79 acres
- Contact Broker for information on building
- Tanks will be pulled

BUILDING SF	3,600
LAND SF	34,470
SIGNAGE TYPE	Pylon
PARKING	11 currently striped
TRAFFIC COUNTS	13,400 (Brackett)

1-MILE (POP.)	11,137
3-MILE (POP.)	61,800
5-MILE (POP.)	87,907
MED. INCOME	\$63,186.00
SITE USE	Retail Commercial



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PERTINENT SITE INFO

- 208' frontage on Brackett Ave
- 168' frontage on Rudolph Rd
- Corner lot with two access points



LEGAL INFORMATION

TAX PARCEL ID	18221-2-270928-120-2035
2022 RE TAXES	\$18,123.79
ZONING	C2 (Commercial)



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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