

10 W. MADISON ST.

10 W. MADISON ST., EAU CLAIRE, WI 54703

PROPERTY SUMMARY



PROPERTY DESCRIPTION

Legacy Commercial Property has prime retail space available at 10 W. MADISON ST in Eau Claire, WI. This retail or office space has strong visibility on the northeast corner of W Madison and N Oxford Ave with up to 43,560 Land Sq Ft available. Excellent location in a well established area with incredible on-site parking. The 9,922 SF building sits in the heart of the Eau Claire business district. Property has been a staple of the Eau Claire community for years. Give our team of Chippewa County leasing experts a call at 847-904-9200 to learn more about this leasing opportunity. This is the perfect opportunity to expand your business on the northeast corner of W Madison and N Oxford Ave.



OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	2
Available SF:	6,780 SF
Lot Size:	1.95 Acres
Building Size:	16,702 SF

Presented By:

Legacy Commercial Property

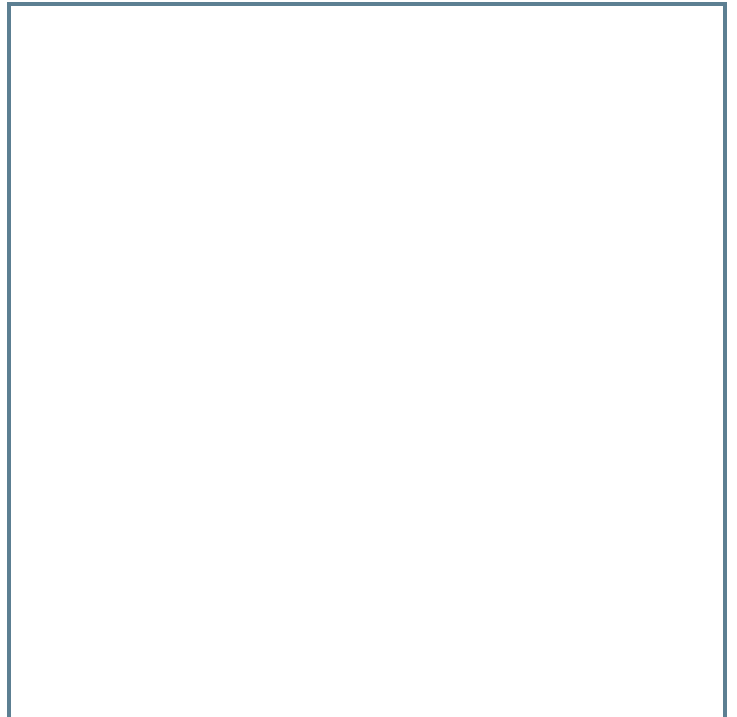
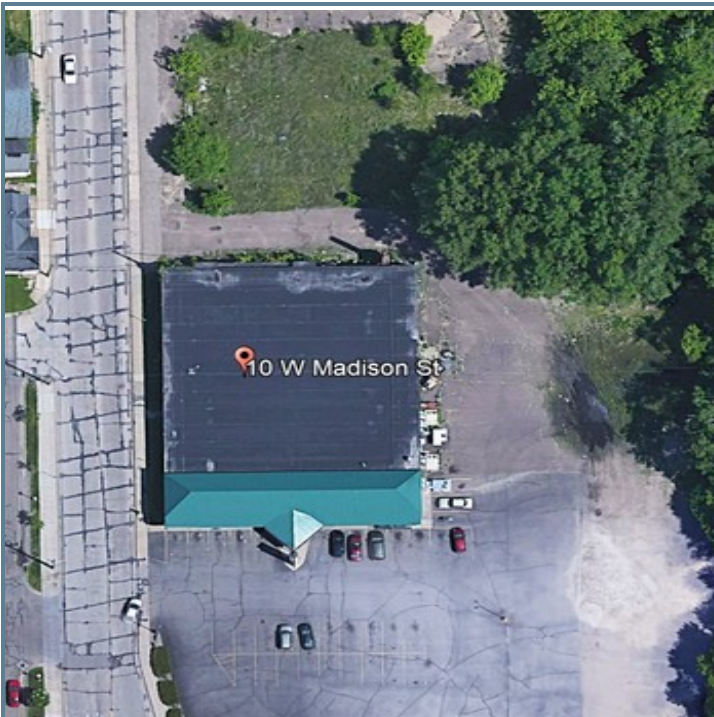
847-904-9200

info@legacypro.com

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ADDITIONAL PHOTOS



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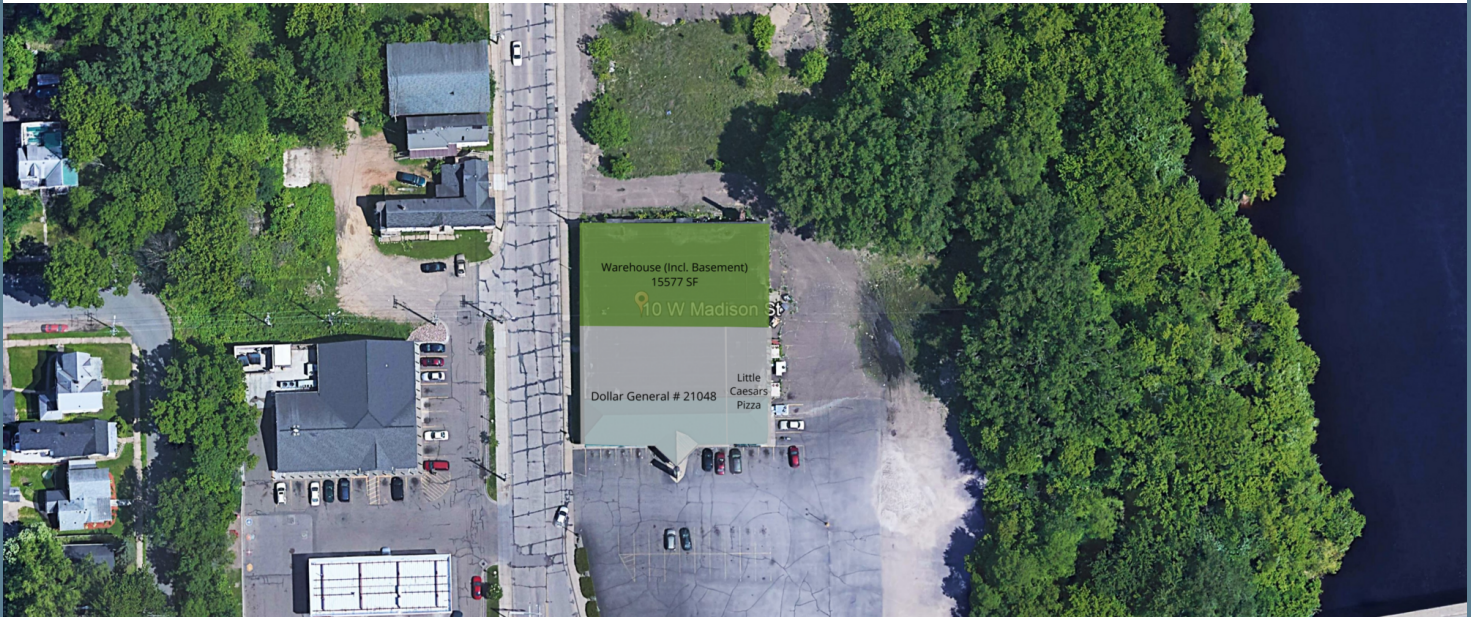
LEGACY
COMMERCIAL PROPERTY

209 Powell Place
Brentwood, TN 37027
<http://legacypro.com>

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SITE PLANS



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RENT ROLL

TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)
Dollar General #21048	10 W	8,497
Little Caesars #1320-0003	8 W	1,425
Vacant	BTS	43,560
Vacant	STRG	6,780
Totals/Averages		60,262

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