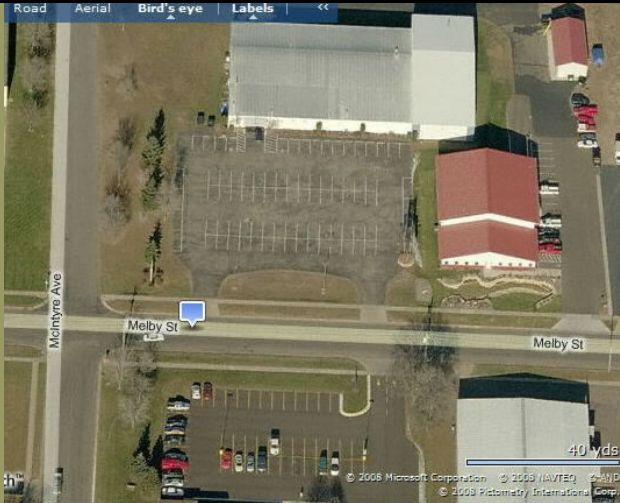




3120 MELBY STREET EAU CLAIRE, WI

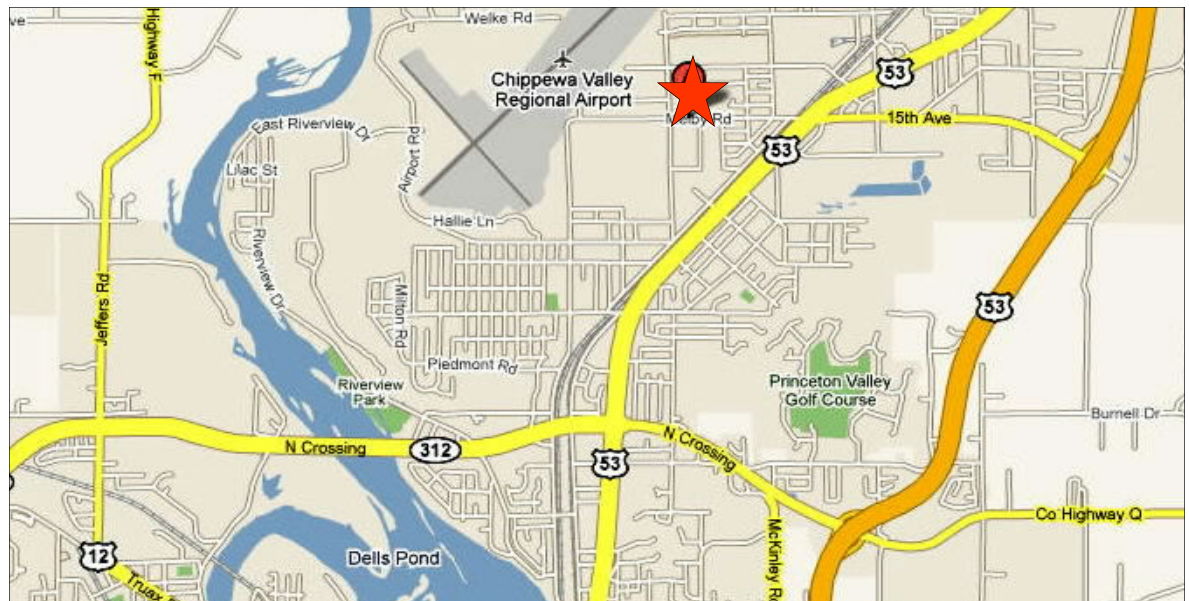
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Property Highlights:

- ◆ **Built:** 1980
- ◆ **Location:** North side of City in Chippewa Valley Industrial Park
- ◆ **Site Address:** 3120 Melby Street-currently used as roller skating facility
- ◆ **Proximity to:** Less than one mile to Highway 53
- ◆ **Site Area:** 2.03 acres (88,554 square feet), irregular in shape
- ◆ **Street Frontage:** Melby Street and McIntyre Avenue
- ◆ **Located** less than 1 mile from Eau Claire Air Port
- ◆ **Access & Visibility:** Good
- ◆ **Building Area:** 23,000 square feet
- ◆ **Eau Claire & Surrounding Population:** 187,917 (as of 2000 census)
- ◆ **Classification:** 1-2, Heavy Industrial
- ◆ **Permitted Uses:** Industrial uses, including manufacturing and production facilities, warehouse/distribution services, and major event entertainment
- ◆ **Type of Roof:** Gable
- ◆ **Type of Construction:** Pre-engineered steel



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3120 MELBY STREET EAU CLAIRE, WI

LOCATION

3120 Melby Street, Eau Claire, WI 54703 (Chippewa County)

BUILDING SIZE:

23,000 square feet

FOR SALE:

\$575,000

AMENITIES:

- ◆ **%Basement:** 1,600 square feet (20' x 80') 7%
- ◆ **Heating System:** Gas-fired, forced-air furnaces plus one ceiling-hung unit
- ◆ **Air Conditioning:** Central throughout plus wall unit
- ◆ **Electric Service:** 400-amp 3-phase

DEMOGRAPHICS
(2009)

	3 Mile	5 Mile	10 Mile
POPULATION	17,682	55,547	115,026
HOUSEHOLDS	6,988	23,195	46,497
AVG HOUSEHOLD INCOME	\$62,854	\$56,624	\$60,511

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SITE PLAN:

