



FOR SALE

202 Graham Ave

Eau Claire, WI 54701



ABOUT 202 GRAHAM AVE:

Vacant riverfront lot in premier location in downtown Eau Claire. Lot offers 193' of frontage on the Chippewa River immediately adjacent to the recently completed Pablo Center. Downtown Eau Claire has seen growth over the past 5-10 years with numerous multifamily, office and retail projects. Contact our office today for more information.

Stuart Schaefer

President

715.832.8707

sschaefer@commonwealdc.com

Jamie Radabaugh

Director of Commercial Leasing

715.832.8707

jradabaugh@commonwealdc.com

PROPERTY FEATURES:

Sale Price: Call for Details

Lot Size: 57,039 SF

Additional Details: Optional
12,100 SF parcel available

3506 Oakwood Mall Dr Ste B

Eau Claire, WI 54701

715.832.8707

www.commonwealdc.com

The above information has been obtained from various sources that we deem reliable. Although we have no reason to doubt its accuracy or completeness, no representation or warranty is made by Commonweal Development Corporation regarding the information. This submission may be modified or withdrawn at any time by the property owner.



COMMONWEAL

FOR SALE

202 Graham Ave

Eau Claire, WI 54701

EAU CLAIRE IN THE NEWS...

"The key to all the development has been a decade of consistent collaboration between players at Eau Claire's city, county, university, business, tourism and philanthropic levels. Young entrepreneurs are behind some of the newest projects, and the University of Wisconsin-Eau Claire is wooing back young alums from the Twin Cities, just over an hour away."

-Milwaukee Journal Sentinel, "How Eau Claire became a magnet for artsy millennials in Wisconsin" (07/01/17)

"A growing roster of breweries, quirky businesses, diverse dining, and respect for all things local is evidence of larger creative forces at work."

-Thrillist, "This Small Midwestern Town is the Mini-Portland of your Dreams" (07/20/17)

"The city of 67,545 is a little Madison and a little Milwaukee, with plenty of outdoor activities from biking to kayaking thanks to its location at the confluence of two rivers; a college-town youthfulness that manifests in bars, breweries and cafes; a growing dining scene with a focus on local foods; and a booming arts scene, thanks to locals like Justin Vernon, of the Grammy Award-winning band Bon Iver, and Nick Meyer, founder of the arts and culture magazine Volume One and a force behind some of the area's music events and festivals."

-Milwaukee Journal Sentinel, "Eau Claire is one of Wisconsin's most underrated getaways" (07/08/17)

[Click here for more on Eau Claire in the National News](#)

FYI....

- The adjacent Haymarket Landing has 119 apartments housing 400 UW-Eau Claire students
- Estimated 6,000-8,000 unique visitors per week to the Pablo Center
- Pablo Center houses UW-Eau Claire offices and Visit Eau Claire Experience Center
- Two downtown hotels within walking distance
- Over 10,000 employees in the downtown with employers such as Jamf Software, Royal Credit Union, Mayo Clinic, City of Eau Claire and Eau Claire County to name a few.
- Hundreds of new apartments in the downtown market over last 5-10 years

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Google Maps, 2020

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population:	62,663	86,832	114,244
Average HH Income:	\$68,088	\$72,217	\$75,657
Median HH Income:	\$54,396	\$57,674	\$60,106
Daytime Population	38,466	60,788	74,617

ESRI, 2019-2020

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Site Map

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WISCONSIN REALTORS® ASSOCIATION
4801 Forest Run Road
Madison, Wisconsin 53704

Commonweal Development Corporation

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

1 Prior to negotiating on your behalf the Broker must provide you the following disclosure statement:

2 BROKER DISCLOSURE TO CUSTOMERS

3 You are a customer of the broker. The broker is either an agent of another party in the transaction or a subagent of another broker
4 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide
5 brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the
6 following duties:

- 7 ■ The duty to provide brokerage services to you fairly and honestly.
- 8 ■ The duty to exercise reasonable skill and care in providing brokerage services to you.
- 9 ■ The duty to provide you with accurate information about market conditions within a reasonable time if you request it, unless
10 disclosure of the information is prohibited by law.
- 11 ■ The duty to disclose to you in writing certain material adverse facts about a property, unless disclosure of the information is
12 prohibited by law (See Lines 47-55).
- 13 ■ The duty to protect your confidentiality. Unless the law requires it, the broker will not disclose your confidential information or the
14 confidential information of other parties (See Lines 22-39).
- 15 ■ The duty to safeguard trust funds and other property the broker holds.
- 16 ■ The duty, when negotiating, to present contract proposals in an objective and unbiased manner and disclose the advantages and
17 disadvantages of the proposals.

18 Please review this information carefully. A broker or salesperson can answer your questions about brokerage services, but if you
19 need legal advice, tax advice, or a professional home inspection, contact an attorney, tax advisor, or home inspector.

20 This disclosure is required by section 452.135 of the Wisconsin statutes and is for information only. It is a plain-language summary of
21 a broker's duties to a customer under section 452.133 (1) of the Wisconsin statutes.

22 CONFIDENTIALITY NOTICE TO CUSTOMERS

23 BROKER WILL KEEP CONFIDENTIAL ANY INFORMATION GIVEN TO BROKER IN CONFIDENCE, OR ANY INFORMATION
24 OBTAINED BY BROKER THAT HE OR SHE KNOWS A REASONABLE PERSON WOULD WANT TO BE KEPT CONFIDENTIAL,
25 UNLESS THE INFORMATION MUST BE DISCLOSED BY LAW OR YOU AUTHORIZE THE BROKER TO DISCLOSE PARTICULAR
26 INFORMATION. A BROKER SHALL CONTINUE TO KEEP THE INFORMATION CONFIDENTIAL AFTER BROKER IS NO LONGER
27 PROVIDING BROKERAGE SERVICES TO YOU.

28 THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

29 1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES (SEE LINES 47-55).

30 2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION
31 REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

32 TO ENSURE THAT THE BROKER IS AWARE OF WHAT SPECIFIC INFORMATION YOU CONSIDER CONFIDENTIAL, YOU MAY LIST
33 THAT INFORMATION BELOW (SEE LINES 35-36). AT A LATER TIME, YOU MAY ALSO PROVIDE THE BROKER WITH OTHER
34 INFORMATION YOU CONSIDER TO BE CONFIDENTIAL.

35 **CONFIDENTIAL INFORMATION:** _____

36

37 **NON-CONFIDENTIAL INFORMATION** (The following information may be disclosed by Broker): _____

38

39 (INSERT INFORMATION YOU AUTHORIZE THE BROKER TO DISCLOSE SUCH AS FINANCIAL QUALIFICATION INFORMATION.)

40 CONSENT TO TELEPHONE SOLICITATION

41 I/We agree that the Broker and any affiliated settlement service providers (for example, a mortgage company or title company) may
42 call our/my home or cell phone numbers regarding issues, goods and services related to the real estate transaction until I/we
43 withdraw this consent in writing. List Home/Cell Numbers: _____

44 SEX OFFENDER REGISTRY

45 Notice: You may obtain information about the sex offender registry and persons registered with the registry by contacting the
46 Wisconsin Department of Corrections on the Internet at: <http://offender.doc.state.wi.us/public/> or by phone at 608-240-5830.

47 DEFINITION OF MATERIAL ADVERSE FACTS

48 A "material adverse fact" is defined in Wis. Stat. § 452.01(5g) as an adverse fact that a party indicates is of such significance, or that
49 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect
50 the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision
51 about the terms of such a contract or agreement. An "adverse fact" is defined in Wis. Stat. § 452.01(1e) as a condition or occurrence
52 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce
53 the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information
54 that indicates that a party to a transaction is not able to or does not intend to meet his or her obligations under a contract or
55 agreement made concerning the transaction.

No representation is made as to the legal validity of any provision or the adequacy of any provision in any specific transaction.
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Broker Disclosure