COMMONWEAL

FOR SALE

310 Graham Ave

Eau Claire, WI 54701

ABOUT 310 GRAHAM AVE:

Exceptional riverfront property with premier location in downtown Eau Claire. Lot offers beautiful frontage on the Chippewa River one block from the Pablo Center at the Confluence. Numerous employers within walking distance and an abundance of foot and bike traffic. This property is a prime redevelopment opportunity in a downtown that has seen growth over the past 5-10 years. Contact our office today for more information.

PROPERTY FEATURES:

Sale Price: $1,500,000

Lot Size: 45,500 SF

Building Size: 1,280 SF

Additional Details: Located along Chippewa River adjacent to Grand Ave footbridge

Jamie Radabaugh
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715.832.8707
jradabaugh@commonwealdc.com

Ryan Erickson
Leasing Specialist
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3506 Oakwood Mall Dr Ste B
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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 Haymarket Landing project 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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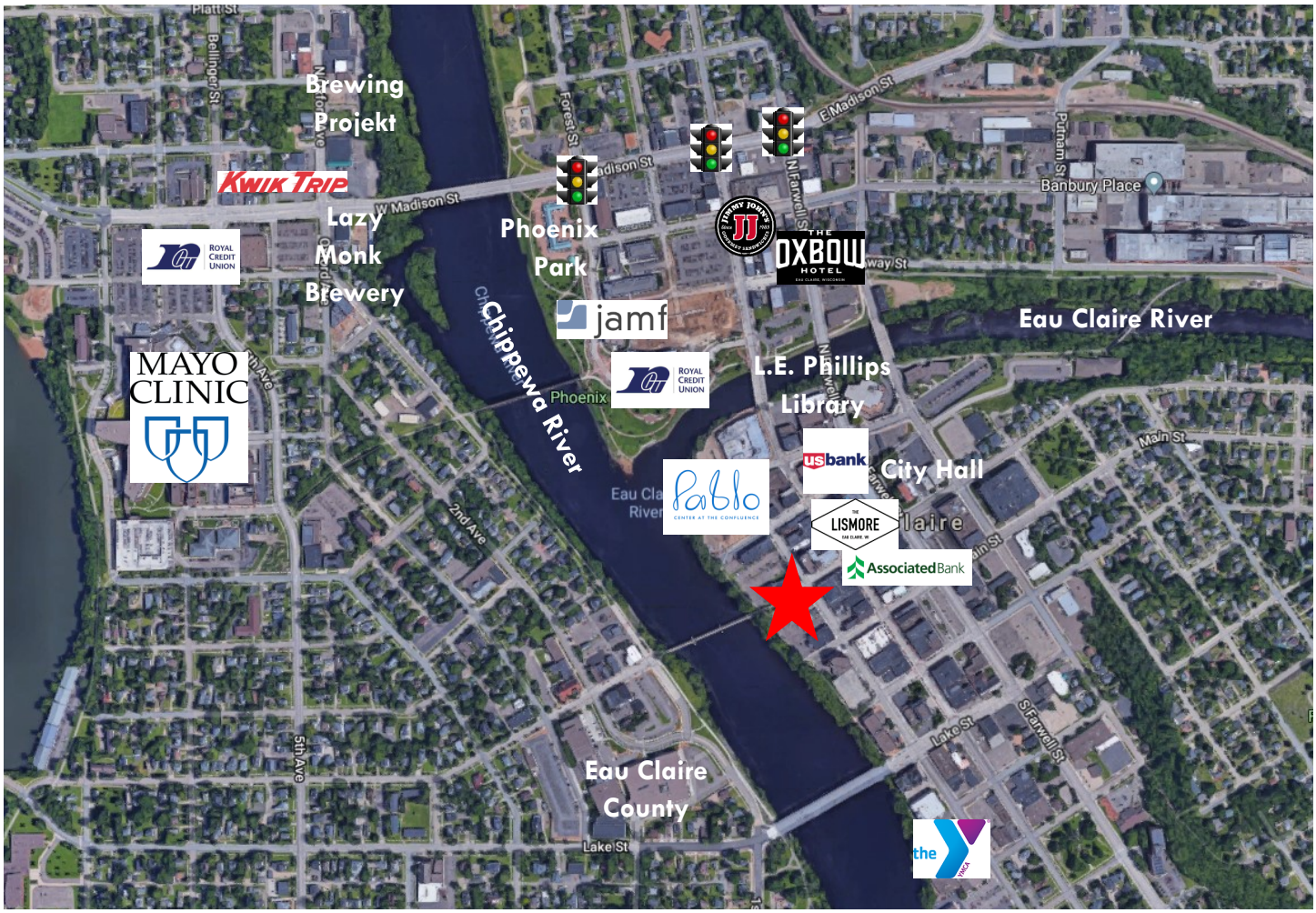

Google Maps, 2019

DEMOGRAPHICS	3 Mile	5 Mile	10 Mile
Population:	62,339	86,455	113,404
Average HH Income:	$66,095	$71,056	$75,317
Median HH Income:	$49,943	$53,671	$56.838
Daytime Population	43,013	65,660	75,591

ESRI, 2018-2019

TRAFFIC	VPD
Graham Ave	8,300

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Aerial Map

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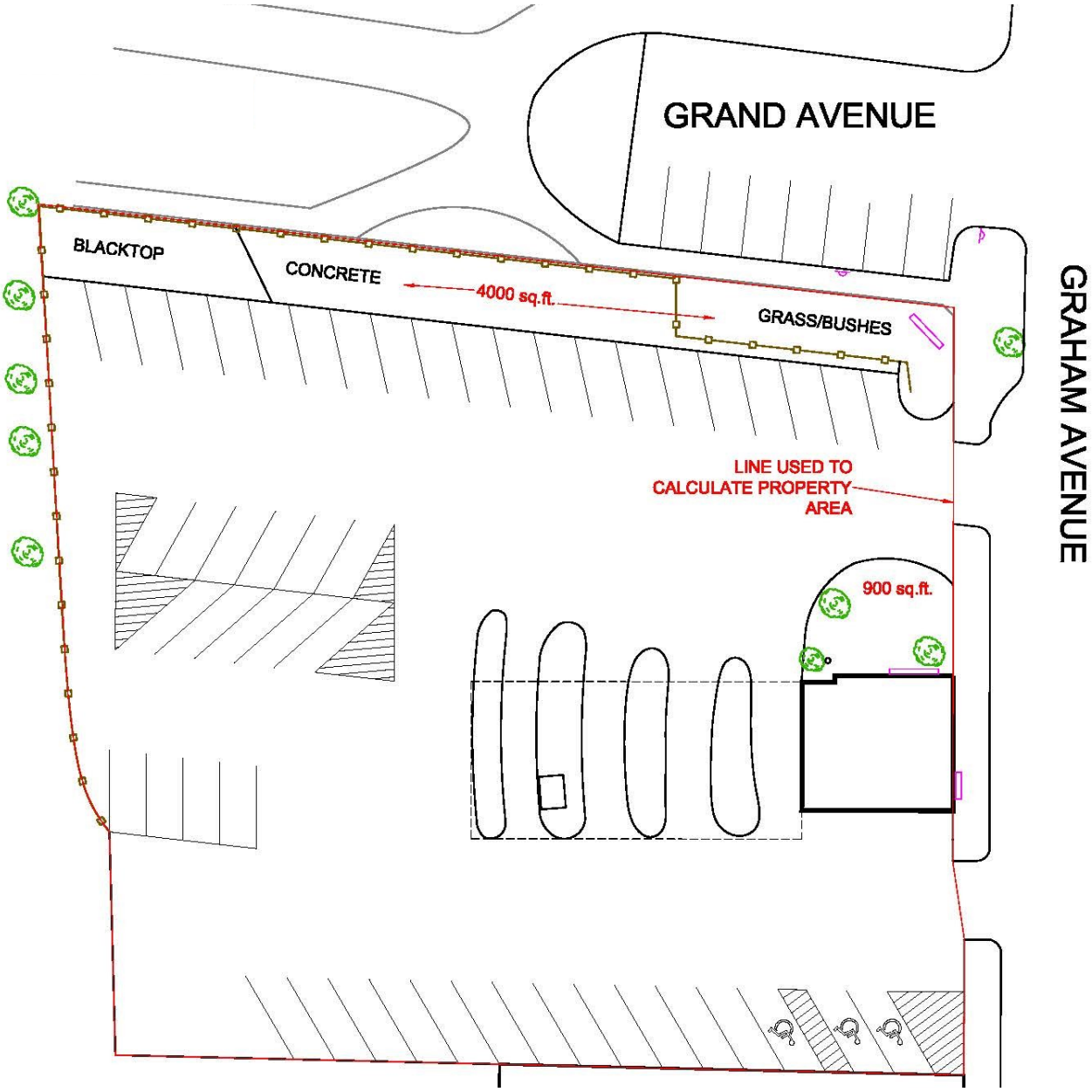
Site Plan



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

Commonweal Development Corporation

BROKER DISCLOSURE TO NON-RESIDENTIAL CUSTOMERS

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

BROKER DISCLOSURE TO CUSTOMERS

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 who is the agent of another party in the transaction. The broker, or a salesperson acting on behalf of the broker, may provide brokerage services to you. Whenever the broker is providing brokerage services to you, the broker owes you, the customer, the following duties:

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

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

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

CONFIDENTIALITY NOTICE TO CUSTOMERS

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

THE FOLLOWING INFORMATION IS REQUIRED TO BE DISCLOSED BY LAW:

1. MATERIAL ADVERSE FACTS, AS DEFINED IN SECTION 452.01 (5g) OF THE WISCONSIN STATUTES **(SEE LINES 47-55).**
2. ANY FACTS KNOWN BY THE BROKER THAT CONTRADICT ANY INFORMATION INCLUDED IN A WRITTEN INSPECTION REPORT ON THE PROPERTY OR REAL ESTATE THAT IS THE SUBJECT OF THE TRANSACTION.

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

CONFIDENTIAL INFORMATION: _____

_____

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

_____

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

CONSENT TO TELEPHONE SOLICITATION

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

SEX OFFENDER REGISTRY

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

DEFINITION OF MATERIAL ADVERSE FACTS

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 is generally recognized by a competent licensee as being of such significance to a reasonable party, that it affects or would affect the party's decision to enter into a contract or agreement concerning a transaction or affects or would affect the party's decision 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 that a competent licensee generally recognizes will significantly and adversely affect the value of the property, significantly reduce the structural integrity of improvements to real estate, or present a significant health risk to occupants of the property; or information 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 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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Drafted by Attorney Debra Peterson Conrad

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