

# New CIREX listings



## SHOPS ON CLAIREMONT

945 W. Clairemont Avenue, Eau Claire

Avail Sq. Ft.: 4,897  
Asking: \$6.00 NNN

**NEW!**

New construction development along high-traffic corridor Clairemont Avenue (22,700 VPD); signed leases from Chipotle and Shopko Optical. 40' pylon sign located across the street from HSHS Sacred Heart Hospital. Positioned 1/2 mile from the University of WI-Eau Claire campus (9,255 students).



**Mid-America Real Estate - WI**  
Andrew Prater 414-390-1404  
Caitlin LaJoie 414-390-1410



## TURN-KEY KITCHEN | 332 Built-In Customers

313 W Johnson St

Avail Sq. Ft.: 5,909  
Rate Sq. Ft.: \$30.00  
Term: 5-10  
Hwy Exp: Yes  
Parking: Yes

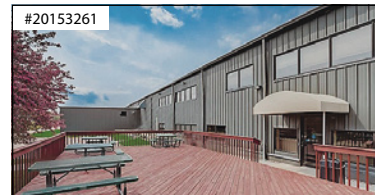
**NEW!**

Zone: PD  
Docks: Yes  
Inside Parking: Yes

Heaven on Earth! This TURN-KEY location is ideal for an established operator looking to lease at a prime location. 332 Built-in Customers as this is an established Mixed-Use development near the upcoming Target.



**ABSTRACT Commercial Real Estate LLC**  
Heather Ewing, CCIM  
Phone 608-239-4781  
heather@abstract-cre.com



## 780 Carolina St. Sauk City, Sauk Co.

Avail Sq. Ft.: 4,968  
Rate Sq. Ft.: \$15.00  
Avail: Now  
Parking: Yes

**NEW!**

Zone: Bus  
Ceiling: 10 ft.

Looking to expand your business? Maybe looking to relocate to the thriving Sauk Prairie Area? Look no further! Exceptional office space available for lease in the current McFarlane's building in Sauk City. Completely furnished, this 4900+ square foot space is very well appointed, and ready for new tenants. Multiple offices.



**First Weber Group, Inc - Prairie Du Sac**  
Deanna Ballweg  
608-644-2361  
deanna@firstweber.com



## 1015 W Main St, Sun Prairie

Asking: \$412,500.00  
Bldg Sq. Ft.: 4,800  
Land s.f.: 14810.40  
Inside Parking: Yes  
Zone: UC Urban C

**NEW!**

Sun Prairie Office building with convenient West Main St. location gives you great visibility and signage, plenty of parking and a variety of work space. There are 10 private Offices, 4 ADA compliant baths, 2 reception/waiting areas, and conference/bull-pen space.

**Conrad Real Estate Services LLC**  
Nick Conrad  
608-837-9612  
nick@conradrealty.com

# Renew Your CIREX 2022 Membership for \$30

1. One book monthly for your office (\$30 membership).
2. Allows anyone in your office to place ads at member rates.
3. A listing with your logo in the CIREX Directory.
4. The weekly CIREX News & Views eNewsletter plus discounted rates for banner ads and free new listings promos.

**Ralph Kamps - CIREX** ph: 608-345-2880  
email: cirexnews@gmail.com



## 2202 W Badger Rd

Asking: \$2,250,000.00  
Bldg Sq. Ft.: 30,000-38,000  
Land s.f.: 51400.80  
Parking: Yes  
Docks: 1

**NEW!**

RE Tax: \$21809  
inside Parking: Yes  
Zone: HC

Convenient location. Just off the central part of the Beltline. Located behind Steinhafels Furniture and Ashley Furniture. 30,000 sf 1st Flr. 8,000 sf mezzanine. 4 docks. Immediate avail.



**Crown Commercial Real Estate**  
Jim Anderson  
608-831-2618  
jima@crown-redev.com



## Mound Street Apartments

1129 Mound St

Asking: \$870,000.00  
Bldg Sq. Ft.: 4,430  
Units: 2  
RE Tax: \$20429  
Inside Parking: Yes

**NEW!**

Land s.f.: 6000  
Parking: Yes  
GI: \$79,000

In the heart of the coveted Vilas neighborhood, a spacious 2-story, 2-flat, 10 total bedrooms (plus laundry & den in basement), windows throughout, all-brick exterior, continually well maintained, managed by Madison Property Management.



**Central Place Real Estate, Inc.**  
Rob Zache, CCIM, CRE, CHA  
608-662-1661 rob@centralplace.biz



## 135 Enterprise Dr, Verona

Asking: \$1,650,000.00  
Bldg Sq. Ft.: 18,745  
Land s.f.: 68389.20  
Parking: Yes  
Docks: 1

**NEW!**

RE Tax: \$35625.36  
Inside Parking: Yes  
Zone: SI

Office/flex space available for sale in Verona's main retail trade area. Configured for multitenancy, the layout could be converted for a single user. Mix of private office/open space/common space and warehouse with 2 loading docks. Great opportunity for light industrial user.



**Key Commercial Real Estate LLC**  
Jenny Lisak 608-729-1808  
Mallory Rekoske 608-729-1803