



FOR SALE



\$959,000

1025 Starr Ave, Eau Claire, WI 54703

An exceptional multi-tenant investment opportunity in the heart of Eau Claire, Wisconsin. This well-positioned commercial property features multiple leased buildings on an 8,276 SF parcel with stable in-place income and an attractive cap rate. Its strategic location in a high-traffic area provides excellent visibility and strong accessibility to major corridors and surrounding employers. With diversified tenancy and durable cash flow, this asset offers both income reliability and future upside potential. Whether holding as a long-term investment or exploring future repositioning, this property combines immediate returns with flexibility for value creation.

PROPERTY HIGHLIGHTS

- **Multi-Tenant Income:** Three separate buildings currently leased to office users and small businesses, providing diversified rental revenue.
- **Attractive Cap Rate:** Strong 8.5% cap rate reflects solid income performance for a core commercial asset in the market. (Per listing)
- **Compact, High-Visibility Parcel:** 8,276 SF commercial land holding in a well-trafficked segment of Eau Claire, enhancing leasing and re-tenanting prospects.
- **Established Cash Flow:** Existing tenants support immediate NOI with minimal downtime between leases.

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