



Trillium Commercial Realty

FOR SALE



\$699,000

3893 N Joles Parkway, Chippewa Falls, WI 54729

Prime Commercial Lot Located a Visible Area From the Intersection of Highways 53 and 29 . Site Boasts Great Commercial Neighborhood With Multiple Uses for a 5.2 Acre Lot. House is Currently Rented, but Needs to Be Removed Per Zoning Change.

PROPERTY HIGHLIGHTS

- 5.21 Acres of Commercially Zoned Land – Rare opportunity to control a sizable development parcel in a growing corridor.
- Strategic Location in Chippewa Falls, Wisconsin – Positioned near major regional traffic routes with strong accessibility and visibility.
- High-Growth Commercial Corridor – Surrounded by expanding retail, service, and mixed-use development activity.
- Flexible Zoning Allows Multiple Uses – Ideal for retail, medical, office, hospitality, or service-based concepts.
- Utilities Available at or Near Site – Streamlines development timelines and reduces upfront infrastructure costs.
- Strong Long-Term Appreciation Potential – Scarcity of large commercial parcels in prime locations supports long-term value growth.

TEAM TRILLIUM

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