



# FOR SALE



**\$549,000**

## 2110 W Cameron St. Eau Claire, WI

2110 W Cameron Street in Eau Claire, Wisconsin presents a compelling value-add or owner-user investment opportunity priced at \$549,000. The 4,185 SF commercial building offers flexible configuration potential and strong functional utility, making it well-suited for repositioning, lease-up, or conversion to maximize income. Located along a high-visibility corridor with consistent traffic and easy regional access, the property benefits from strong surrounding demographics and proximity to established residential and commercial nodes. The existing layout supports multi-tenant use or single-tenant occupancy, with plumbing infrastructure and internal segmentation already in place to reduce conversion costs and accelerate stabilization. With ample on-site parking and durable construction, the asset minimizes near-term capital exposure while offering clear pathways to enhance value through lease optimization, tenant restructuring, or owner-occupant deployment. At the asking price, this property provides a rare entry point into a well-located Eau Claire asset with meaningful upside through operational and leasing improvements.

- Building Size: 4,185 SF
- Use: Retail / Office / Medical / Service
- Location: High-visibility corridor on W Cameron St, Eau Claire
- Opportunity: Value-add or owner-user acquisition
- Layout: Flexible interior, supports multi-tenant or single-user conversion
- Infrastructure: Existing plumbing throughout portions of building

## TEAM TRILLIUM

715-514-0201 [WWW.TRILLIUMCOMMERCIAL.COM](http://WWW.TRILLIUMCOMMERCIAL.COM)



**Scott Knepper**  
715-563-3311



**Jake Tanner**  
715-456-5923



**James Fedie**  
715-577-6586



**Jason Vance**  
715-215-1626



**Andrew Pathos**  
715-828-7852



**Jaden Pavelski**  
715-579-6501