


Customer Display

Vacant Land		<u>3521 London Road</u>		L\$94,900	
640391 Active		<u>Eau Claire, WI 54701</u>			
	Type:	Commercial Lot	County:	Eau Claire	
	Twp:	Washington	Area:	02 - EC Schl/Southside	
	Sec/Twp/Rng:	S34/T27/R9	School Dist:	Eau Claire	
	Lot Size:	X	Taxes:	\$735.88	
	Acreage:	.54	Tax Year:	2007	
	Waterfront:	No	Tax ID:	02412701000	
	Terrain:	Level , Other-See Remarks			
	Utilities:	Cable-At Street , Electric-At Street , Natural Gas-At Street , Telephone-At Street			
	Use Value Assmt:	Road Access:	Plat:	Non Conform:	
	Area 2:	Common:	Restrictive Cov:		
Wtr Frnt Type:	Wtr Frnt Ft:	Seasons:			
Lake/River Name:	Own Frntg:	Easement:			
Lake Size:	Deeded Access:	Lake Depth:			
Waterfront CF:					
Fencing:		Occupancy:	At Closing		
Showing:	Sign-On Property	Sewer:	City Sewer-In Street		
Soil Type:		Water:	City-Water		
Zoning:	Commercial				
Directions:	Clairemont Avenue, S on London Road. Property is the 2nd lot on left side after the Brian Street intersection.				
Remarks:	Hard to find, small, commercial lot on South side. Convenient location near Hwy 93, between E. Hamilton and Golf Road. Lot slopes to the rear - good for walk-out design.				
Legal:	Lot 1 of CSM, Vol 13, Pg 37, CSM# 2362, being part of Lot 3, Blk 2 2nd Assessor's plat to the Town of Washington				
Condition Report:	Yes	Seller Financing:	Seller Fin Remarks:		
	Prepared by: WAYNE PETERS		Email : petersre@charterinternet.com		
	PETERS REAL ESTATE		Off. Ph# : (715) 831-2105		
	1820 BRACKETT AVE		Preferred Ph# : (715) 559-1989		
	EAU CLAIRE, WI 54701		Certs: CCIM, GRI		
					
http://www.petersrealestate.net					
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This display was created 03/28/2008.

While the information was believed accurate at that time, all information is subject to verification.