

# CHURCH PROPERTY FOR SALE

42,255± SF



CNL Specialty Real Estate Services Corp.



Asking Price \$3,995,000

3031 Epiphany Lane - Eau Claire, WI 54703

- 12.2± acres of land
- 42,255± sq. ft. Church bldg
- Built in 1995
- Sanctuary
- Gymnasium
- Kitchen
- Classrooms
- Offices
- Zoned R3-P, City of Eau Claire
- Close proximity to Chippewa Valley Regional Airport
- Close to I-94

\* An additional 4.3 acres to the east of the property may also be available for sale at an additional cost



For additional information please contact:



CNL Specialty Real Estate Services Corp.

**MATTHEW D. MESSIER,**  
SIOR, CCIM

Principal

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In partnership with



**DONNELLAN**  
REAL ESTATE

**NED DONNELLAN,**  
CCIM, GRI

Owner/Broker

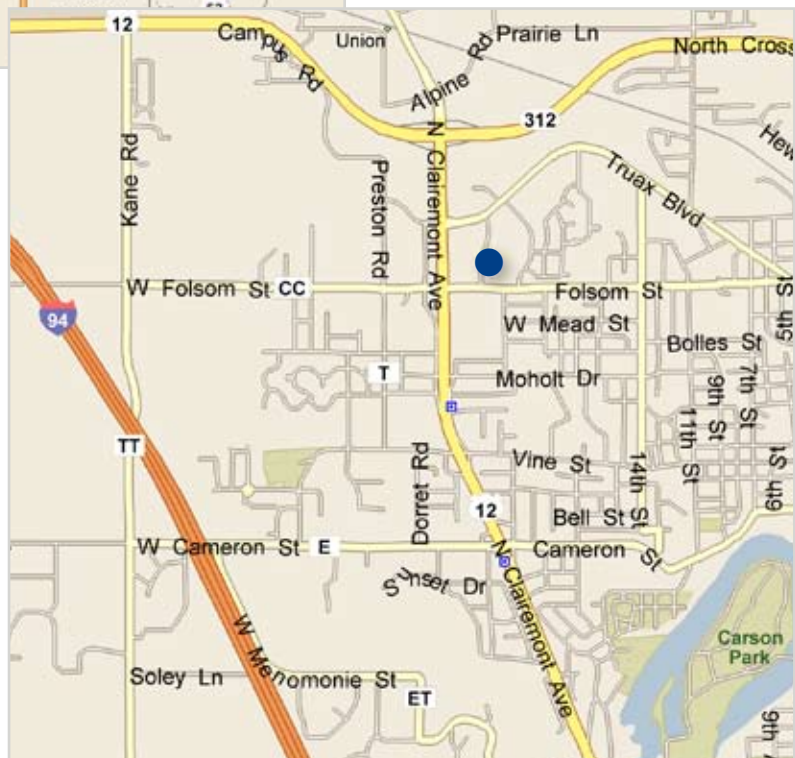
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Although all information is furnished regarding for sale, rental or financing is from sources we deem reliable, such information has not been verified and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, changes of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

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## Location

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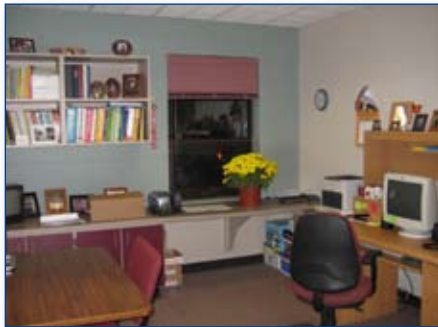


Floor Plan



Birds eye

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## Interior Pictures