



COMMERCIAL REALTY SOLUTIONS  
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# Clearwater - Office Building FOR SALE/LEASE

340 S. Walnut, Clearwater, MN 55320



Great location off  
Highway 24!

**Priced at \$395,000.00**

## PROPERTY INFORMATION

- \* Building is 6,855 Square Feet
- \* Wright County PID 104-011-002020
- \* 2011 Taxes \$12,902.00
- \* Vacancy: Suite B 750/sf  
Suite C 1,250/sf  
Suite D 890/sf  
Suite E 790/sf
- \* Lease Rate: \$12.00/psf NNN (Best Offer)
- \* In-floor heat
- \* Nicest Office Building in Clearwater
- \* Multi-Tenant Office Building
- \* Quick Access to I-94 and Highway 24



## TRAFFIC COUNTS - 2006

- \* Highway 24 - 13,000 VPD
- \* I-94 - 41,000 VPD

**Contact:**

**WAYNE ELAM**  
**(763) 229-4982**



**WElam@commrealtysolutions.com**

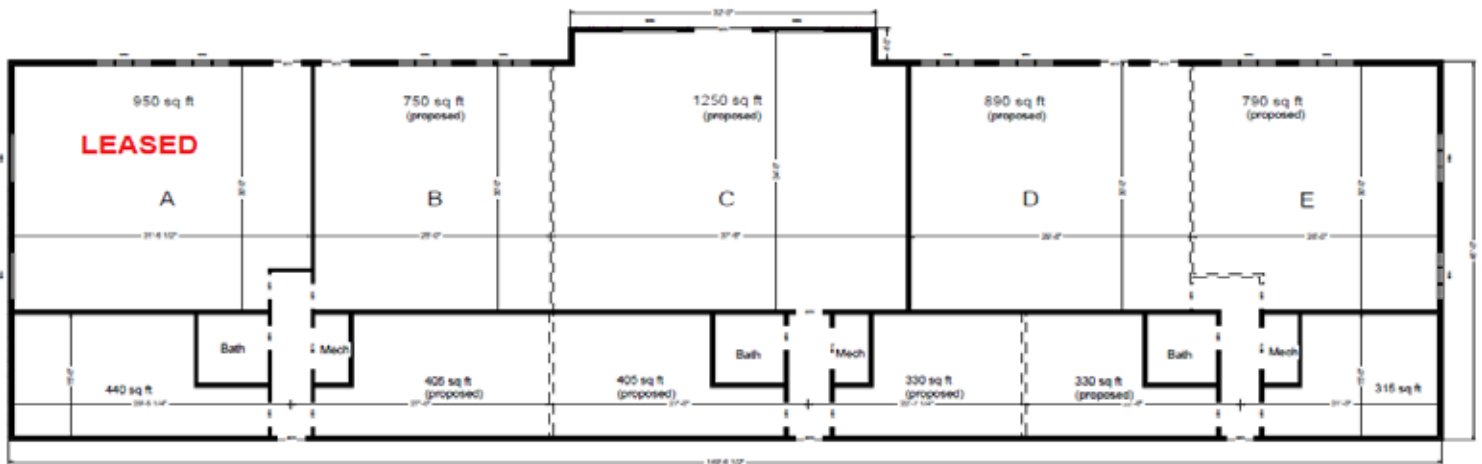
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CLEARWATER DEPOT - 6855 SQ FT



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