



COMMERCIAL REALTY SOLUTIONS  
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# Buffalo/Rockford TWP—Industrial Land

## Eaken Avenue SE



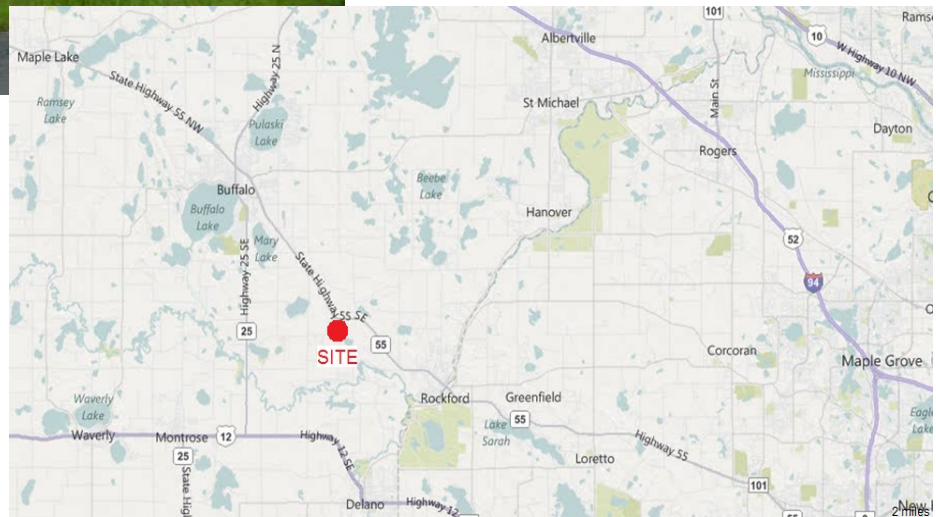
### FOR SALE

### Industrial Land

2674 Eaken Ave. SE  
Buffalo, MN 55313

#### PROPERTY INFORMATION

- Pricing as follows:
  - \$1.50/psf Highway 55 Frontage
  - \$1.00/psf Remainder of Property
- DISCOUNTED Price for 32.7 Acre Parcel  
\$1.1 Million
- 32.7 Acres, Divisible (1,424,412/sf)
- Wright County PID 215-100-143200
- 2010 Taxes \$1,438.00
- Zoning I-1, Industrial (Limited Industrial)
- High visibility with extensive frontage on Hwy 55
- Easy access—road and turn lane in place
- 20 minutes from 494/55



**TRAFFIC COUNTS—2008**  
•Hwy 55—18,100 VPD  
(2008 MN DOT)

#### CONTACT:

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**(763) 229-4982**

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## PROPERTY INFORMATION

- Outside Storage Allowed
- Located directly on Highway 55 with great access and visibility
- 20 Minutes from I-494
- Ideal economical location
- Great opportunity for corporate setting

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