



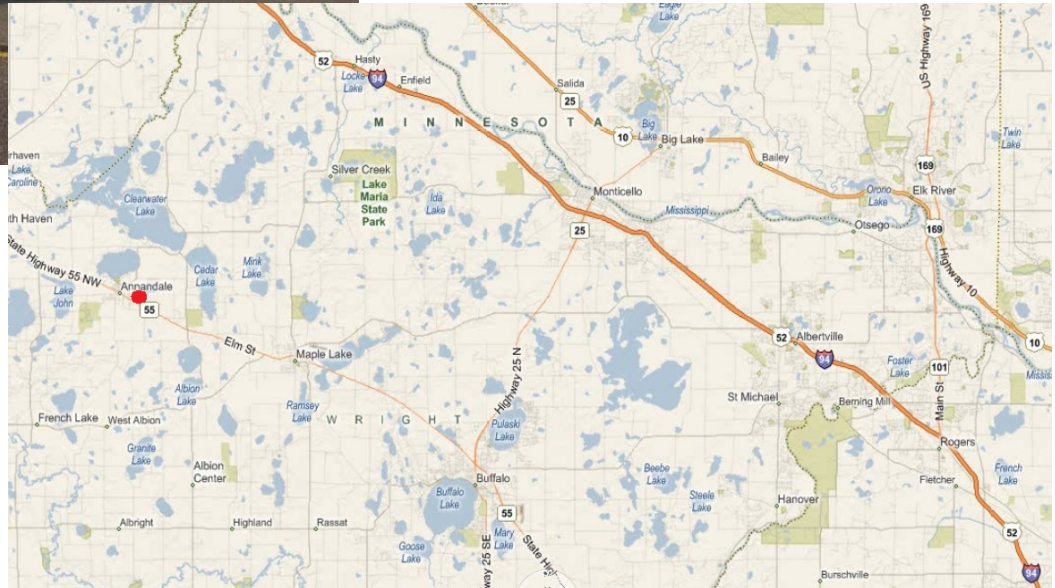
COMMERCIAL REALTY SOLUTIONS
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Annandale—Commercial Building Highway 55 / East Elm Street

FOR SALE

Commercial Building

940 East Elm Street
Annandale, MN 55302



PROPERTY INFORMATION

- \$349,000.00
 - 11.5 Acres and 4-Buildings:
 - Building #1: 40'x80' = 3,200/sf
 - Building #2: 50'x70' = 3,500/sf
 - Building #3: 42'x94' = 3,948/sf
 - Building #4: 63'x100' = 6,300/sf
- Total Sq. Ft = 16,948/sf

- Wright County
- PID 102-50-02-94301 (5.3 Acres) (Taxes \$11,762)
- PID 102-50-02-94307 (6.2 Acres) (Taxes \$538.00)
- Conveniently located on Highway 55
- Quick access to I-94
- Business-friendly community

TRAFFIC COUNTS—2008

- Hwy 55/Elm St.— 10,000VPD
(2008 MN DOT)

CONTACT:

Wayne Elam

(763) 229-4982

WElam@CommRealtySolutions.com

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Highway 55 / Elm Street East

FOR SALE



City Information:

The City of Annandale has:

- A well respected public school program that serves a population of more than 10,000 residents
- Numerous health care facilities
- Outstanding area recreational opportunities which will help any business attract and retain employees
- 26 Lakes within a 10 mile radius

Property Information:

- Quick access to I-94
- Business-friendly community
- Close proximity to rail

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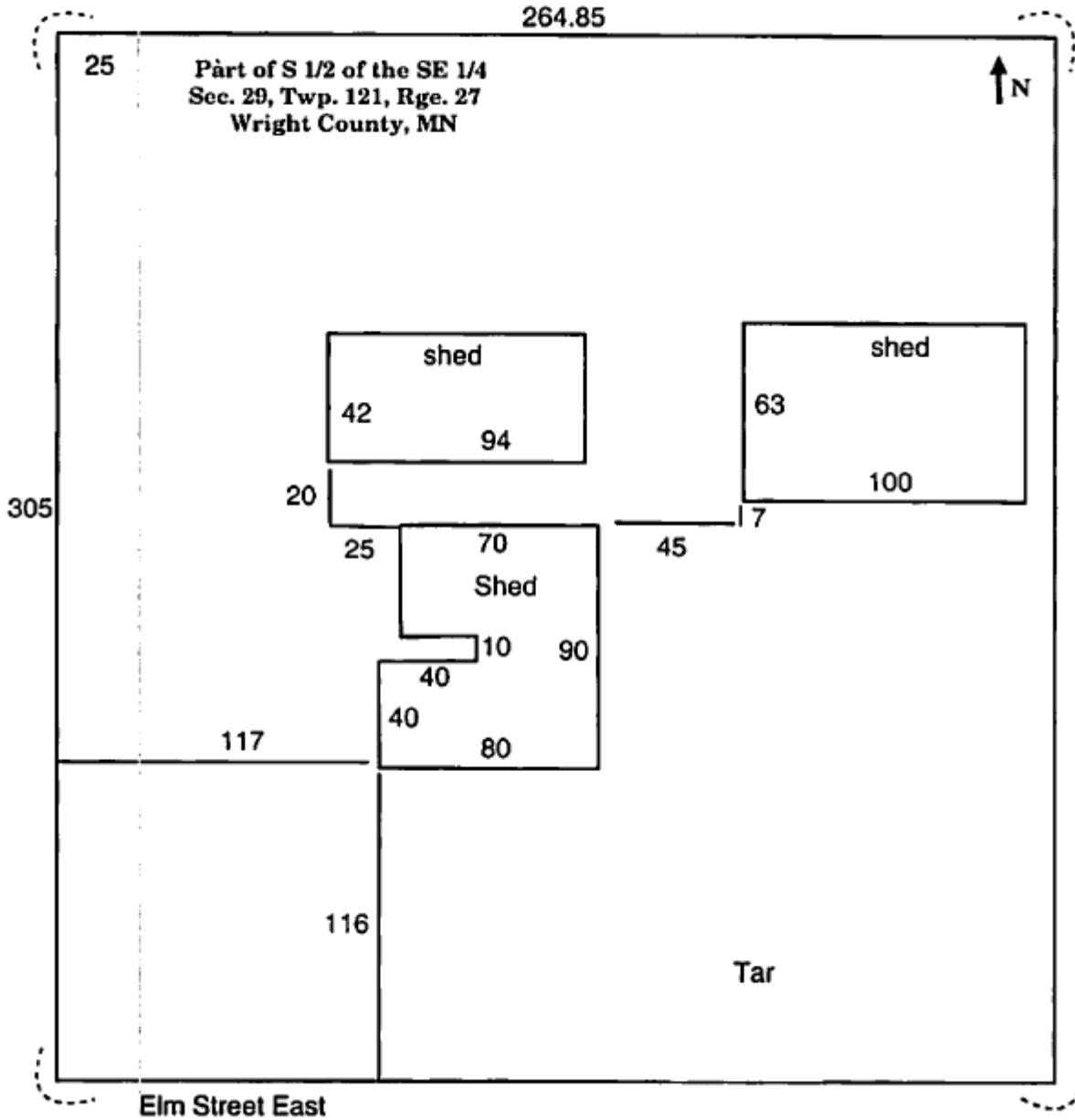
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