



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Buffalo - Office/Medical Building FOR SALE

114 Commerce Circle, Buffalo, MN 55313

PRICE REDUCED
\$600,000.00

**High end finishes
throughout!**



PROPERTY INFORMATION

* ~~\$2,500,000.00~~ **REDUCED \$1,900,000.00**

* Square Footage:

1st Floor Office 8,211/sf

Lower Level Office 2,394/sf

Lower Level Storage 1,329/sf

TOTAL SF 11,934

* Lot Size 66,750/sf

* Wright County PID 103-237-001010

* 2011 Taxes \$41,106.00

* Energy Efficient - LEED Accredited Silver

* High End Finishes throughout

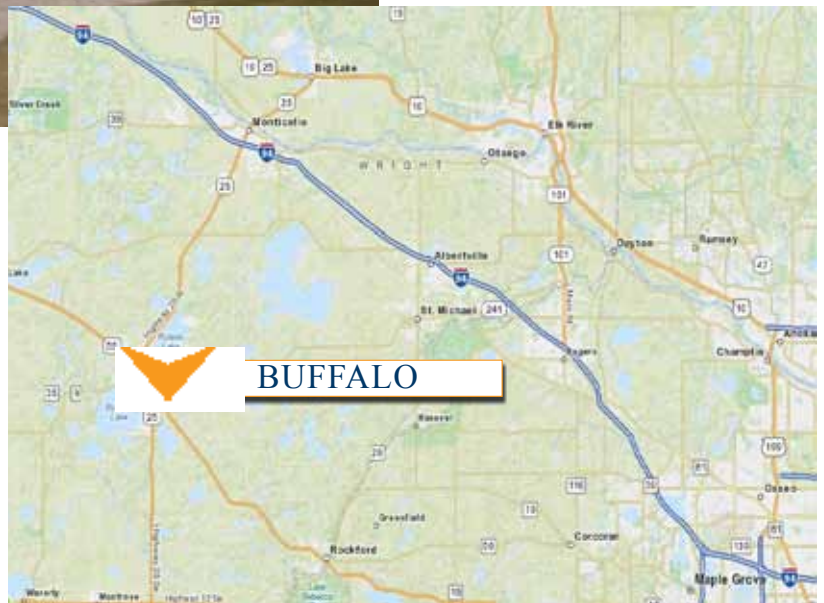
* Across from the Buffalo Hospital Campus

* High visibility Highway 25

* Beautiful corporate office facility

* Nicest Office Building in Buffalo

* Zoning: B4 General Business District



BUFFALO

Contact:

WAYNE ELAM

(763) 229-4982

WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

cell 763 229 4982

office 763 682 2400

fax 763 682 4524

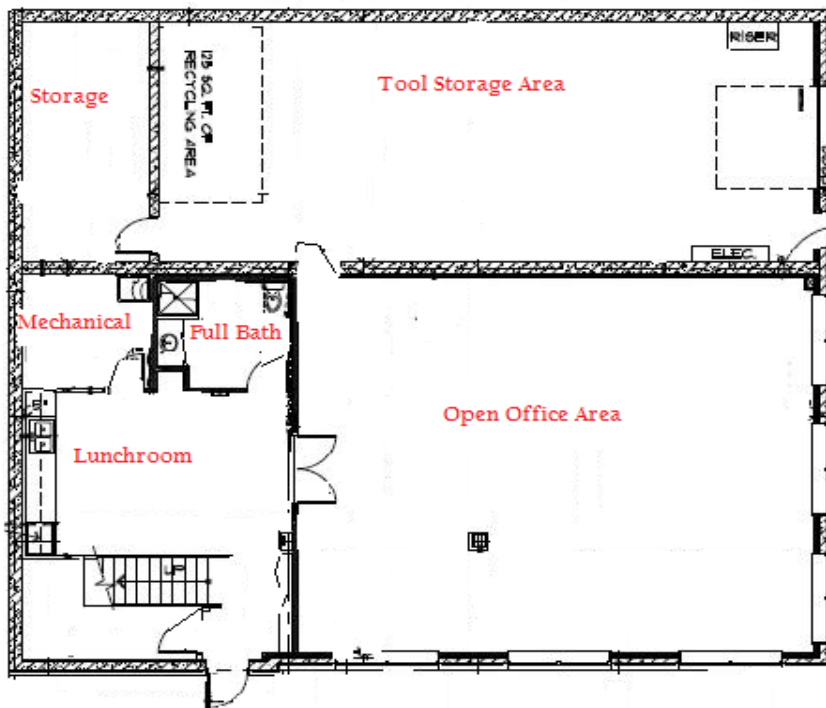
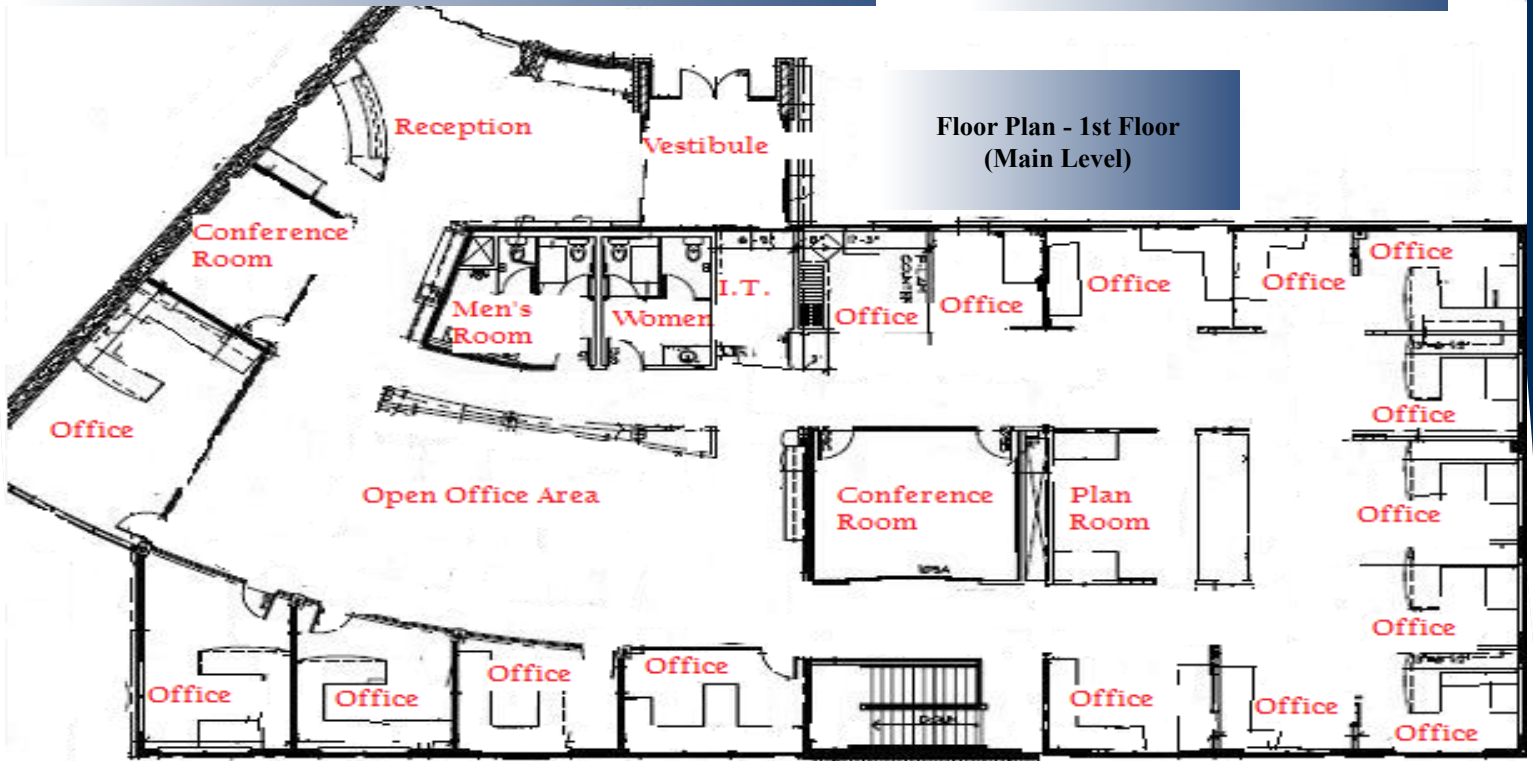
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Across from
Buffalo Hospital
Campus.



Floor Plan - Lower Level

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Buffalo - Office/Medical Building

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Entry
and
Reception Area



TRAFFIC COUNTS - 2008

- * Highway 25 - 19,800 VPD
- * Highway 55 - 19,000 VPD

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Front
Open Office
Area



PROPERTY INFORMATION

* Major retailers in the area include WalMart Super Center, True Value Hardware, Cub Foods, Target and Menards.

* Also, Dunn Bros, Kentucky Fried Chicken, Arby's, Pizza Hut, Taco John and more!



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Buffalo - Office/Medical Building
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**Hallway
and
Rear Work
Area**



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**Rear Work Area
and
Conference
Room**



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