



Buffalo - Downtown Re-development Land FOR SALE

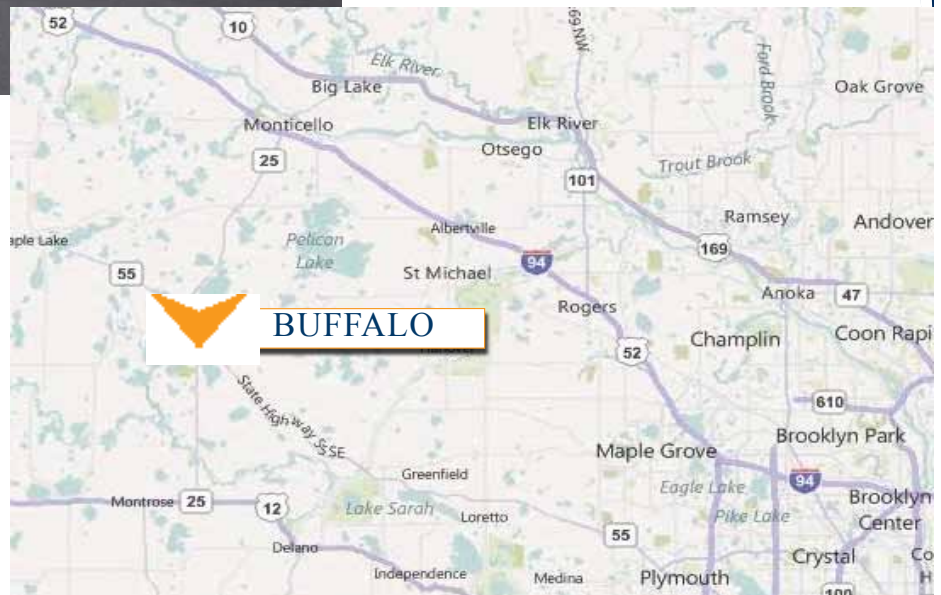
208 Division St., Buffalo, MN 55313



**Great location for
Re-development in
downtown Buffalo!**

PROPERTY INFORMATION

- * **\$495,000.00**
- * Approximately .5 Acres
- * Wright County PID 103-056-010020
- * 2011 Taxes \$4,808.00
- * Zoned B-5
- * Adjoining HRA land available
- * View of Buffalo Lake
- * Approved for 5-Story Building
- * Great site for underground parking
- * Excellent high density housing location
- * Adjacent to Coborn's Grocery Store



**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 www.commrealtysolutions.com

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PROPERTY INFORMATION

- * Quick and easy access to Highway 25
- * Minutes from Highway 55
- * Close to Wright County Courthouse, Public Library, Post Office, Coborn's and more.
- * Major retailers in the area include Target, Coborn's, Menards, Cub Foods, Wal-Mart SuperCenter and more!

TRAFFIC COUNTS - 2010

- * Highway 25 - 13,200 VPD
- * Highway 55 - 17,900 VPD



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Re-development
Property in
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PROPERTY INFORMATION

- * Great location for 5-story building
- * Downtown Buffalo
- * Convenient location to redevelop!
- * Site excellent for underground parking
- * Close to many amenities



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