



COMMERCIAL REALTY SOLUTIONS  
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# Buffalo - Commercial Building FOR LEASE

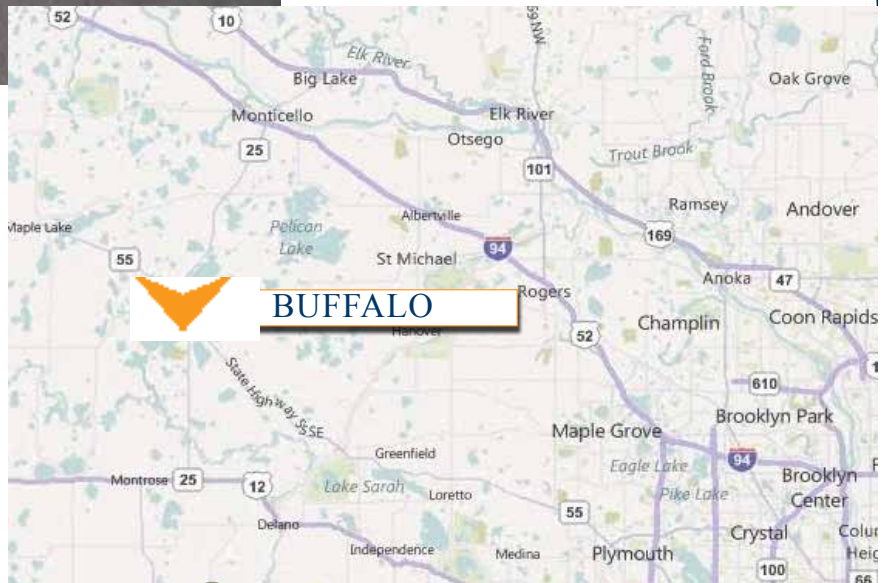
3 State Hwy. 55 West, Buffalo, MN 55313



## Highway 55 Visibility and Access!

### PROPERTY INFORMATION

- \* \$1,200.00/MONTH (Plus utilities.)
- \* Building is 6,500 Square Feet
- \* Vacancy: Suite 5 - 1,300/sf
- \* Convenient location to Buffalo businesses
- \* Multi-Tenant Building
- \* Separate exterior entrance to suite
- \* Near Restaurants and Major Retailers
- \* Quick Access to Highway 55 and Highway 25



### TRAFFIC COUNTS - 2010

- \* Highway 55 - 18,000 VPD
- \* Highway 25 - 19,100 VPD



**Contact:**  
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# Buffalo - Commercial Building

# FOR LEASE

3 State Hwy. 55 West, Buffalo, MN 55313



## PROPERTY INFORMATION

- \* Great location for office or restaurant
- \* Convenient location to downtown Buffalo
- \* Great visibility to both Highway 25 & 55

Suite 11 1,400 Sf Aloha Chinese Restaurant	Suite 9 1,200 Sf Catie's Cafe	Suite 7 1,100 Sf Professional Counseling Service	Suite 5 1,300 Sf <b>VACANT</b>	Suite 3B 425 Sf
				Suite 3 1,075 Sf Commercial Realty Solutions

Total Building Square Footage 6,500

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