



COMMERCIAL REALTY SOLUTIONS  
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# Buffalo - Industrial Property FOR SALE/LEASE

2852 County Rd. 12 N., Buffalo, MN 55313



**Ideal for  
Contractors  
Yard!**

**Highway  
Visibility!**

## PROPERTY INFORMATION

- \* Industrial Lot with (2) Outbuildings
  - (1) 3,176/sf Office Building
  - (2) 4,176/sf Post Frame Shop Building
- \* Buildings + 7 Acres Priced at **\$650,000.00**
- \* Additional 93.45 Acres Available
- \* County land use shows property as Transition Zoning
- \* Great access and visibility to Highway 55
- \* Industrial Property
- \* Businesses in the area include: Neil's Flooring, concrete plant, Arby's, Moon Donuts, attorney office, Wright Lumber, Holiday, Walgreens and much more!



**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**

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3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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## TRAFFIC COUNTS - 2014

- \* Highway 55 - 11,700 VPD
- \* Highway 25 - 17,500 VPD
- \* County Road 12 - 3,900 VPD



### PROPERTY INFORMATION

- \* Located on North side of Highway 55
- \* East of County Road 12 and West of Highway 25
- \* 8 Miles from I-94

DEMOGRAPHICS 2014	3 Mile	5 Mile	10 Mile
Population	16,636	22,337	25,485
Median Age	41	42	41
Avg HH Inc.	\$57,394.00	\$62,254.00	\$63,785.00
Median HH Inc.	\$50,487.00	\$54,364.00	\$56,432.00



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**Aerial  
With Appx.  
Dimensions**



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**PROPERTY INFORMATION**

- \* 7 Acre Site with 3,176/sf and 4,176/sf Buildings  
(Entrance off of County Road 12)**
- \* Additional 93.45 Acres Available (Divisible)**



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