



COMMERCIAL REALTY SOLUTIONS
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Buffalo - Industrial Building FOR SALE

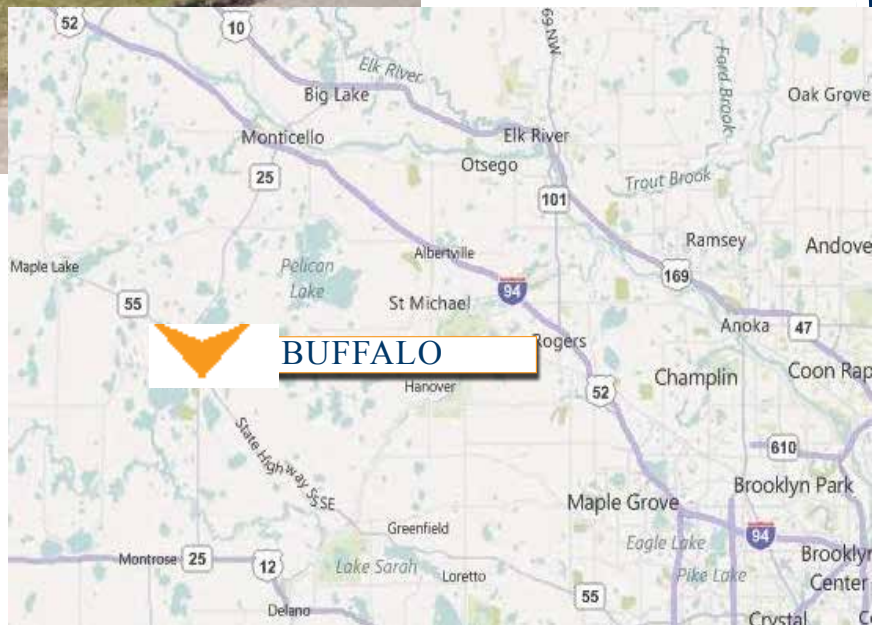
909 1st Avenue NW, Buffalo, MN 55313



Highway 55 Visibility!

PROPERTY INFORMATION

- * SALES PRICE **\$1,095,000.00**
- * Building is 30,339 Square Feet
- * Lot is 2.26 Acres
- * Wright County
- * PID 103-500-193-409
- * 2015 Taxes \$14,616.00
- * Zoned I-1 Light Industrial
- * Great visibility to Highway 55
- * Quick and Easy access to Highway 25 and Highway 55
- * Major retailers in the area include Super Target, Menards, Cub Foods, Ryan Chevrolet, Walgreen's, Wal-Mart Super Center, Perkins, Arby's, Wright Lumber and much more!



Contact:

WAYNE ELAM
(763) 229-4982

WElam@commrealtysolutions.com

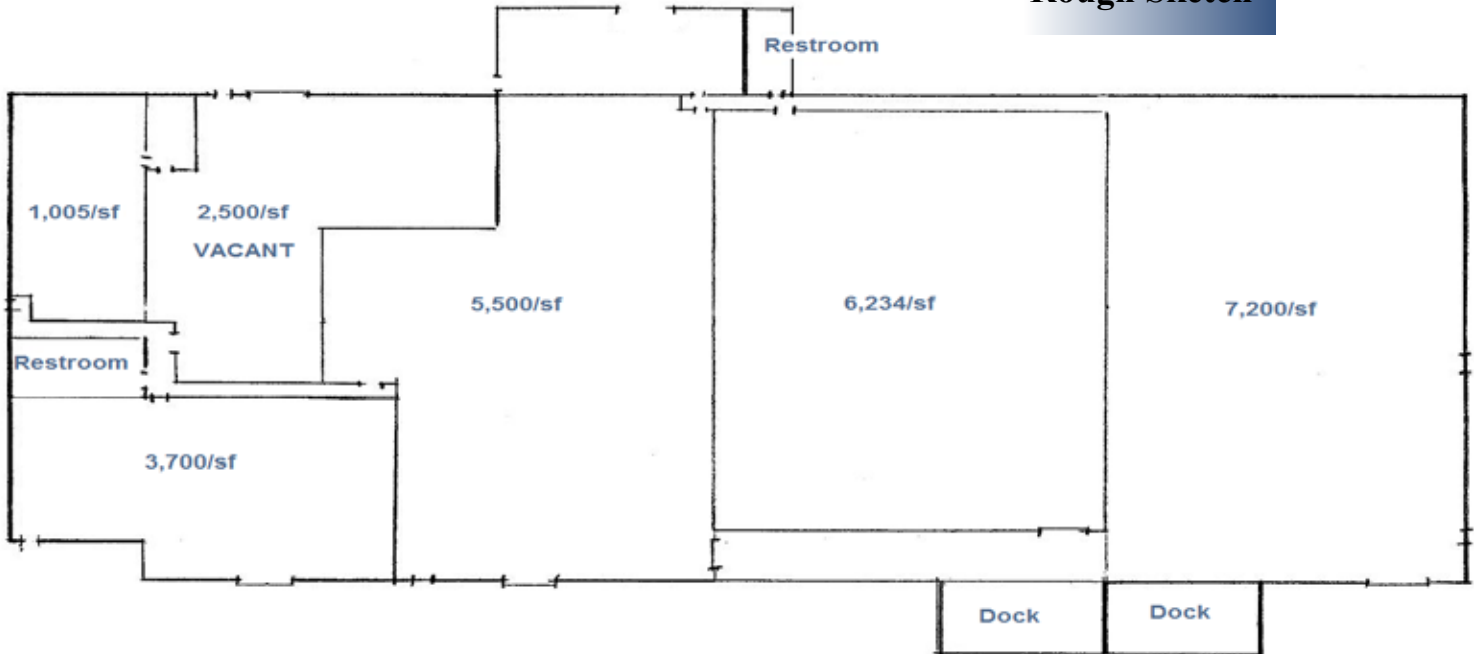
3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

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Rough Sketch



BUILDING INFORMATION

- * Current Tenants are machine shops
- * Heavy Power
- * Masonry block construction
- * 14' Sidewalls
- * 12' O.H. Doors
- * 2 Loading Docks

TRAFFIC COUNTS - 2015

- * Highway 25 - 13,100 VPD
- * Highway 55 - 16,000 VPD
- * 8th Street NW - 3,750 VPD



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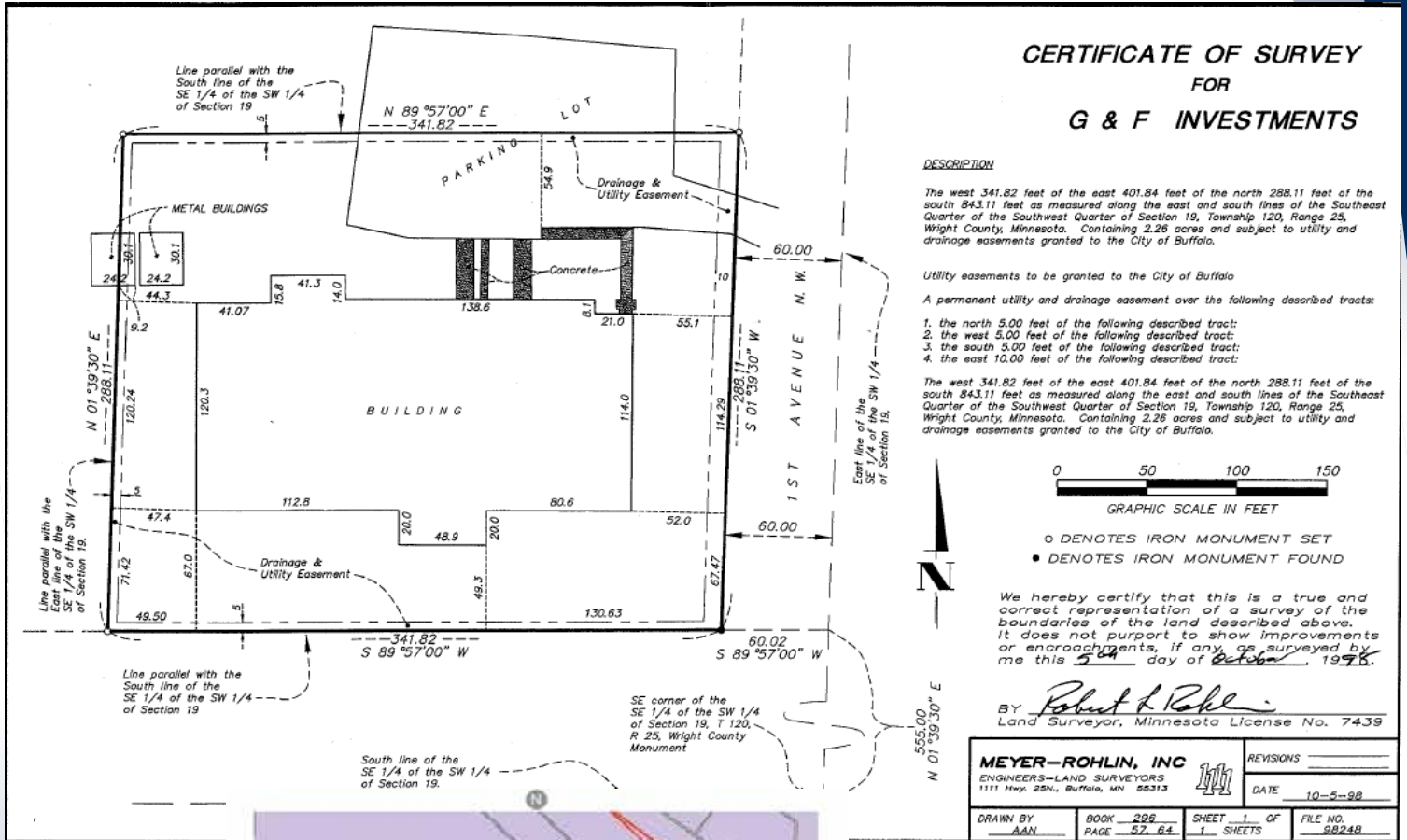
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Highway 55 Visibility



CERTIFICATE OF SURVEY FOR G & F INVESTMENTS

DESCRIPTION

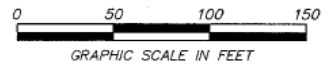
The west 341.82 feet of the east 401.84 feet of the north 288.11 feet of the south 843.11 feet as measured along the east and south lines of the Southeast Quarter of the Southwest Quarter of Section 19, Township 120, Range 25, Wright County, Minnesota. Containing 2.26 acres and subject to utility and drainage easements granted to the City of Buffalo.

Utility easements to be granted to the City of Buffalo

A permanent utility and drainage easement over the following described tracts:

1. the north 5.00 feet of the following described tract:
2. the west 5.00 feet of the following described tract:
3. the south 5.00 feet of the following described tract:
4. the east 10.00 feet of the following described tract:

The west 341.82 feet of the east 401.84 feet of the north 288.11 feet of the south 843.11 feet as measured along the east and south lines of the Southeast Quarter of the Southwest Quarter of Section 19, Township 120, Range 25, Wright County, Minnesota. Containing 2.26 acres and subject to utility and drainage easements granted to the City of Buffalo.



- DENOTES IRON MONUMENT SET
- DENOTES IRON MONUMENT FOUND

We hereby certify that this is a true and correct representation of a survey of the boundaries of the land described above. It does not purport to show improvements or encroachments, if any, as surveyed by me this 5th day of October, 1998.

BY *Robert A. Rohl*
Land Surveyor, Minnesota License No. 7439

MEYER-ROHLIN, INC		REVISIONS _____	
ENGINEERS-LAND SURVEYORS		DATE 10-5-98	
1111 Hwy. 25N., Buffalo, MN 55313		DRAWN BY AAN	
BOOK 226	PAGE 57, 64	SHEET 1 OF 1 SHEETS	FILE NO. 98248



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The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions, LLC has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions, LLC disclaims all liabilities in connection with any inaccuracies or incompleteness.

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Interior Photos



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