COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial Business
1231 Highway 25 N., Buffalo 55313

PROPERTY INFORMATION

* SALES PRICE **$150,000.00**
* Buyer to Assume existing lease of 1,500/sf
  (Buyer to negotiate lease with building owner)
* Multi-Tenant Building Totaling 39,121/sf
* Wright County PID 103-206-001020
* Zoned: Commercial
* Other tenants in building:
  Papa Murphy's, UPS Store, Lux Salon, Maurice's, Great Clips, Play It Again Sports, Sally Beauty, Dollar Tree, Verizon and the anchor, Walmart.
* Other businesses in the area:
  Buffalo Hospital, KFC, Buffalo Middle School, Stellis Clinic, Sleep Center, Taco John's, Huikko's Entertainment and much more . . . . .

Contact:
SHEILA ZACHMAN
(763) 244-0600
SZachman@commrealtysolutions.com

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PROPERTY INFORMATION

* Located North of Highway 55
* I-94 is 11 Miles North
* Highway Visibility
* Easy Highway Access
* High Traffic Area
* Great Retail / Service Area

TRAFFIC COUNTS - 2018

* Highway 25- 17,000 VPD
* Highway 55 - 16,700 VPD

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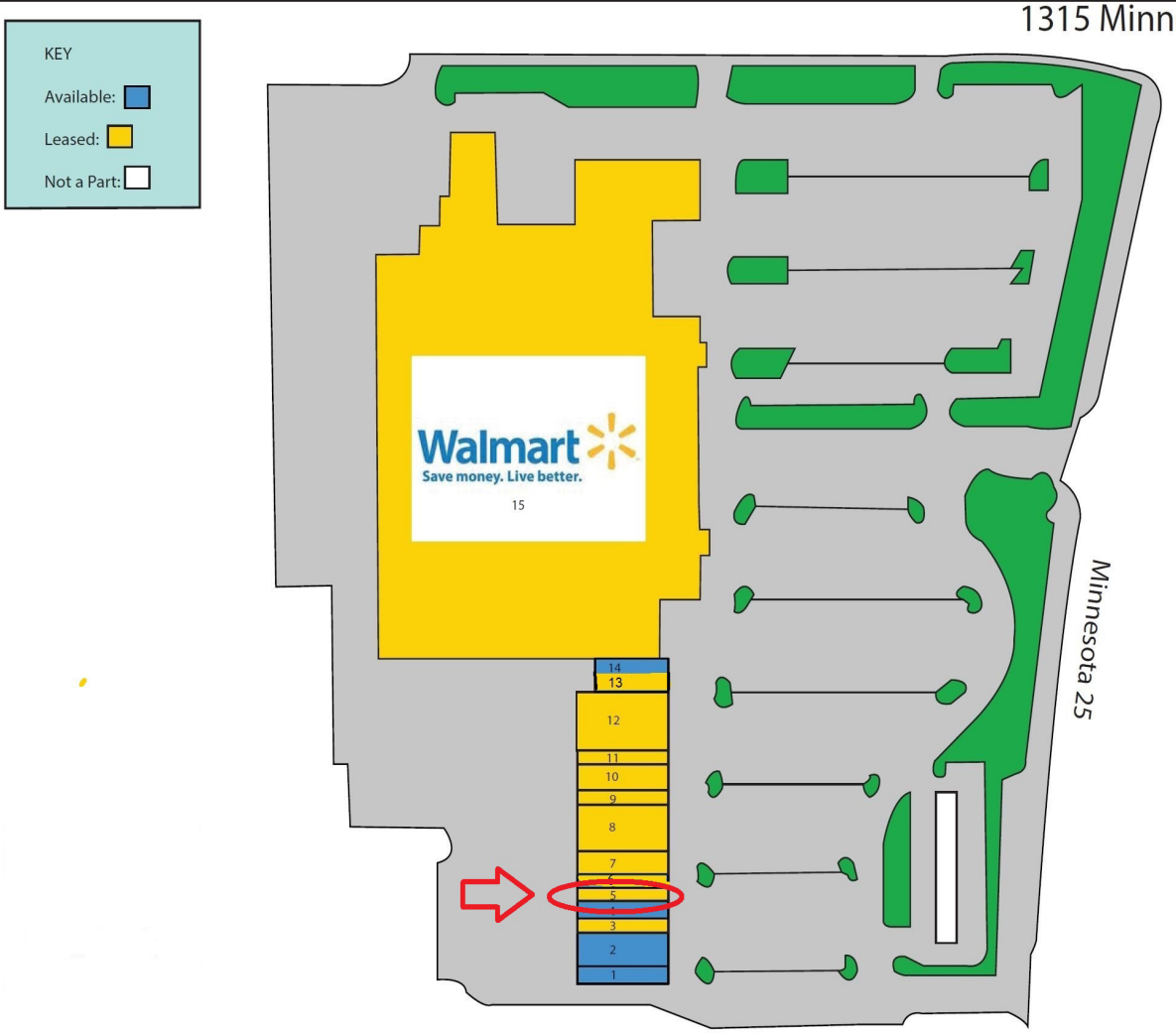
Wright County Center

1315 Minnesota 25, Buffalo, MN 55313



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SITE SUMMARY
244,937 SQ. FT.

1. Available	2,000 sq. ft.
2. Available	4,000 sq. ft.
3. Papa Murphy's	2,000 sq. ft.
4. Available	2,091 sq. ft.
5. UPS	1,500 sq. ft.
6. Cloud X Vapes	1,600 sq. ft.
7. Lux Salon Spa	2,967 sq. ft.
8. Maurices	5,716 sq. ft.
9. Great Clips	1,500 sq. ft.
10. Play It Again Sports	3,050 sq. ft.
11. Sally Beauty	1,409 sq. ft.
12. Dollar Tree	8,000 sq. ft.
13. Verizon Wireless	1,280 sq. ft.
14. Available	2,008 sq. ft.
15. Walmart	205,816 sq. ft.

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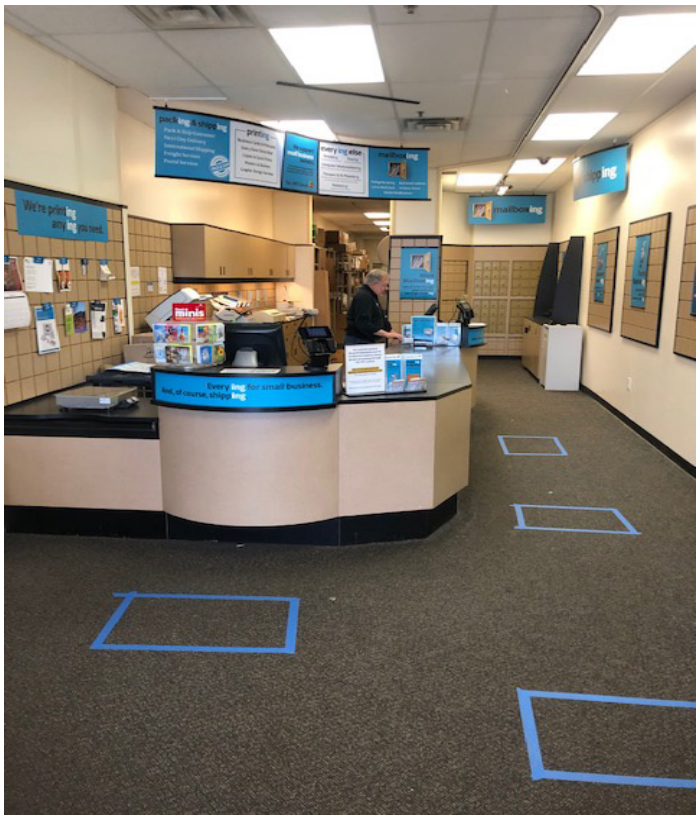

SUITE INFORMATION

* Restroom
* Utilities Metered Separately
* Front and Rear Entrance
* Fully Sprinkled
* Ample Parking

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