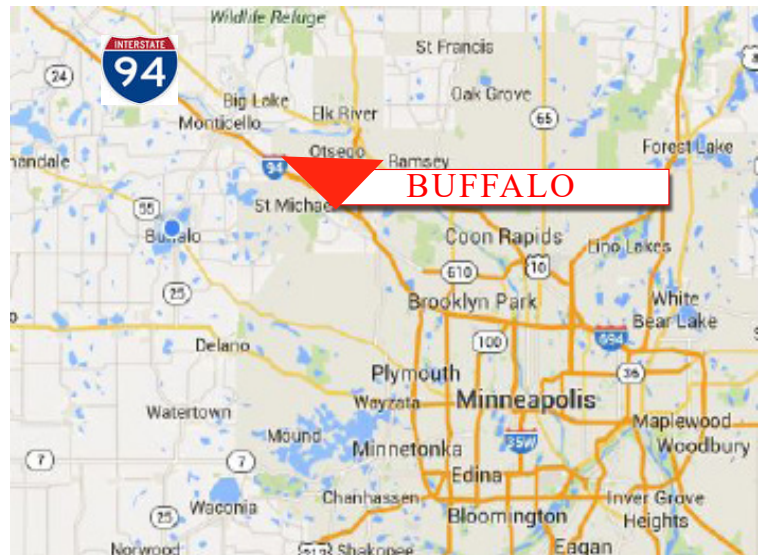


# For Lease Commercial Space 1315 Highway 25 N., Buffalo 55313



## PROPERTY INFORMATION

- \* Lease Rate **\$ Negotiable**
- \* Operating Expenses **\$5.20/psf** (NNN)
- \* Site is 244,937/sf
- \* Multi-Tenant Building Totaling 39,121/sf
- \* Vacancy from 2,000/sf to 6,000/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](mailto:SZachman@commrealtysolutions.com)**



COMMERCIAL REALTY SOLUTIONS

# For Lease Commercial Space 1315 Highway 25 N., Buffalo 55313



## 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

Contact:

**SHEILA ZACHMAN**

**(763) 244-0600**

[SZachman@commrealtysolutions.com](mailto:SZachman@commrealtysolutions.com)



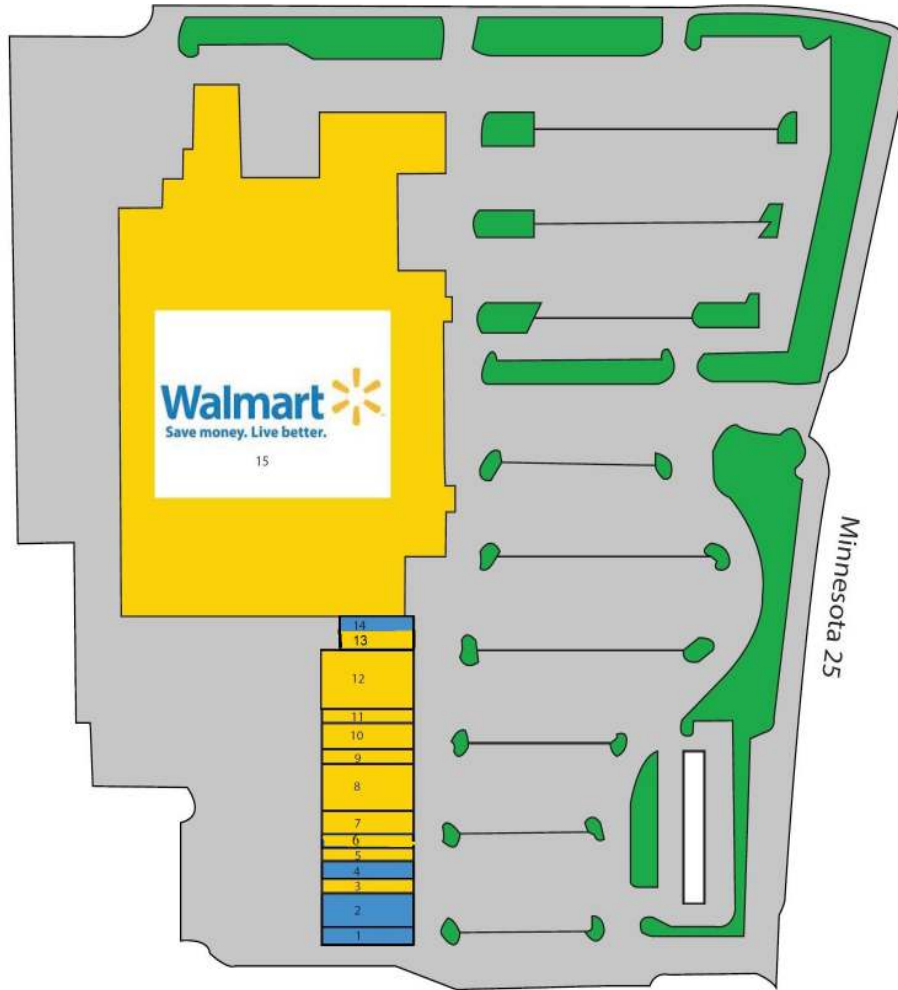
COMMERCIAL REALTY SOLUTIONS

# For Lease Commercial Space 1315 Highway 25 N., Buffalo 55313

## Wright County Center

1315 Minnesota 25, Buffalo, MN 55313

KEY	
Available:	<span style="color: blue;">■</span>
Leased:	<span style="color: yellow;">■</span>
Not a Part:	<span style="color: white;">■</span>



SITE SUMMARY	
N	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.

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



COMMERCIAL REALTY SOLUTIONS

# For Lease Commercial Space 1315 Highway 25 N., Buffalo 55313

## Suite 1221 (2,000/sf)



## Suite 1223 (4,000/sf)



### **SUITE INFORMATION**

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

**Contact:**

**SHEILA ZACHMAN**

**(763) 244-0600**

**SZachman@commrealtysolutions.com**



COMMERCIAL REALTY SOLUTIONS

For Lease  
Commercial Space  
1315 Highway 25 N., Buffalo 55313

**Suite 1229 (2,091/sf)**



**Suite 1267 (2,008/sf)**



## **SUITE INFORMATION**

- \* Restroom in each suite
- \* Utilities Metered Separately
- \* Front and Rear Entrances
- \* Fully Sprinkled
- \* Ample Parking

**Contact:**  
**SHEILA ZACHMAN**  
**(763) 244-0600**  
**[SZachman@commrealtysolutions.com](mailto:SZachman@commrealtysolutions.com)**