

Investment Opportunity - For Sale

Industrial Building

909 1st Avenue NW - Buffalo MN 55313



PROPERTY INFORMATION

- * Sales Price **\$1,449,000.00**
- * Gross Operating Income \$177,883.00
- * Cap Rate 8.5%
- * Building is 30,339/sf
- * Lot is 2.26 Acres
- * Fully Leased Multi-Tenant Building
- * Wright County 103-500-193409
- * 2019 Taxes \$18,016.00
- * Great Highway 55 Visibility and Access
- * Zoned: I-1 (Light Industrial)
- * Ample parking
- * Businesses in Area:
Perkins, Holiday, Walgreens, Arby's, Moon Donuts, Country Store, McDonald's, Huikko's Entertainment Center, Ryan Chevrolet, True Value Hardware, Domino's Pizza, Dunn Bros, KFC, Wright Lumber, Taco Johns, WalMart and much more

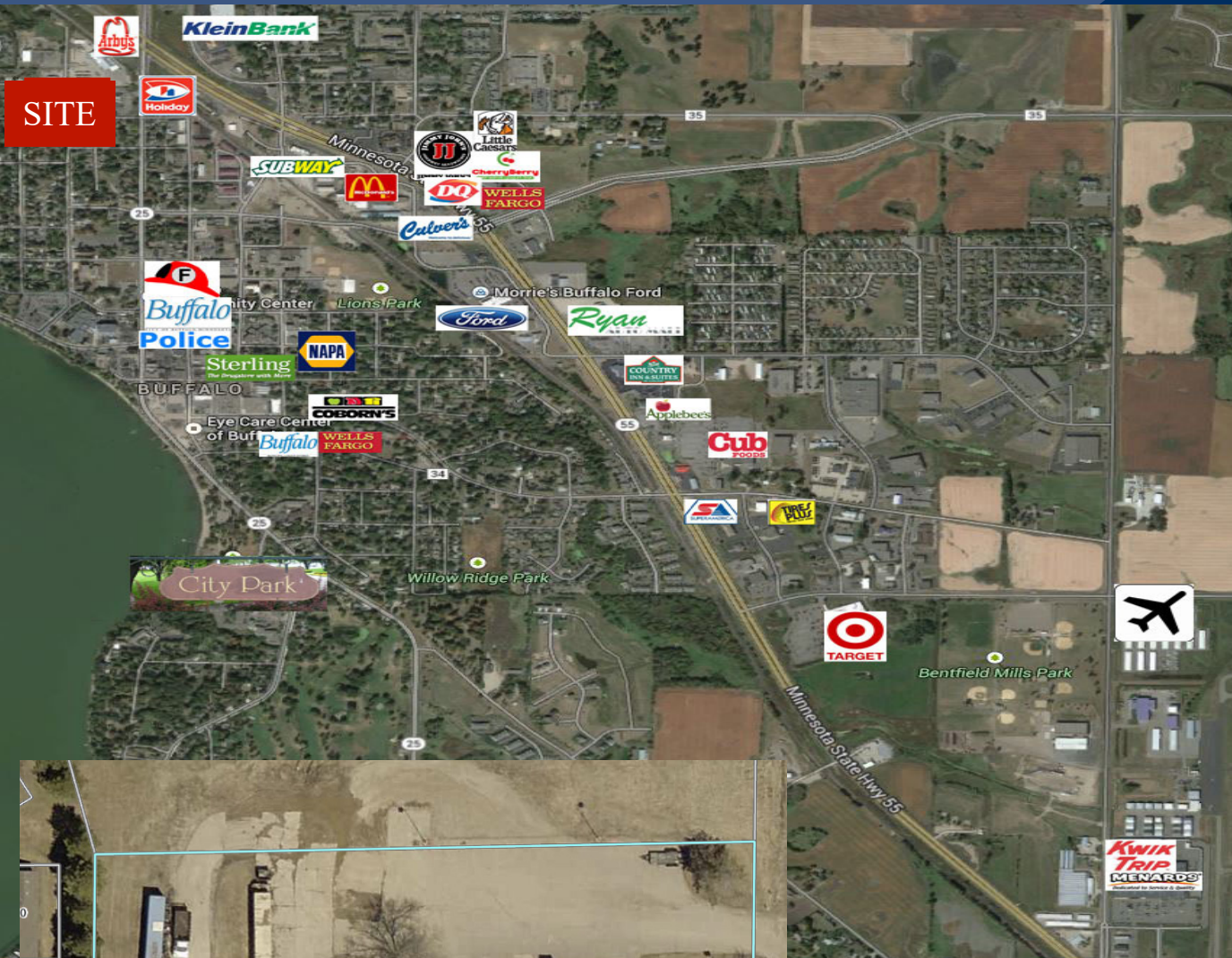


Contact:
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COMMERCIAL REALTY SOLUTIONS

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TRAFFIC COUNTS - 2018

- * Hwy 25 - 13,200 VPD
- * Hwy 55 - 17,600 VPD
- * 8th Street NW - 4,000 VPD

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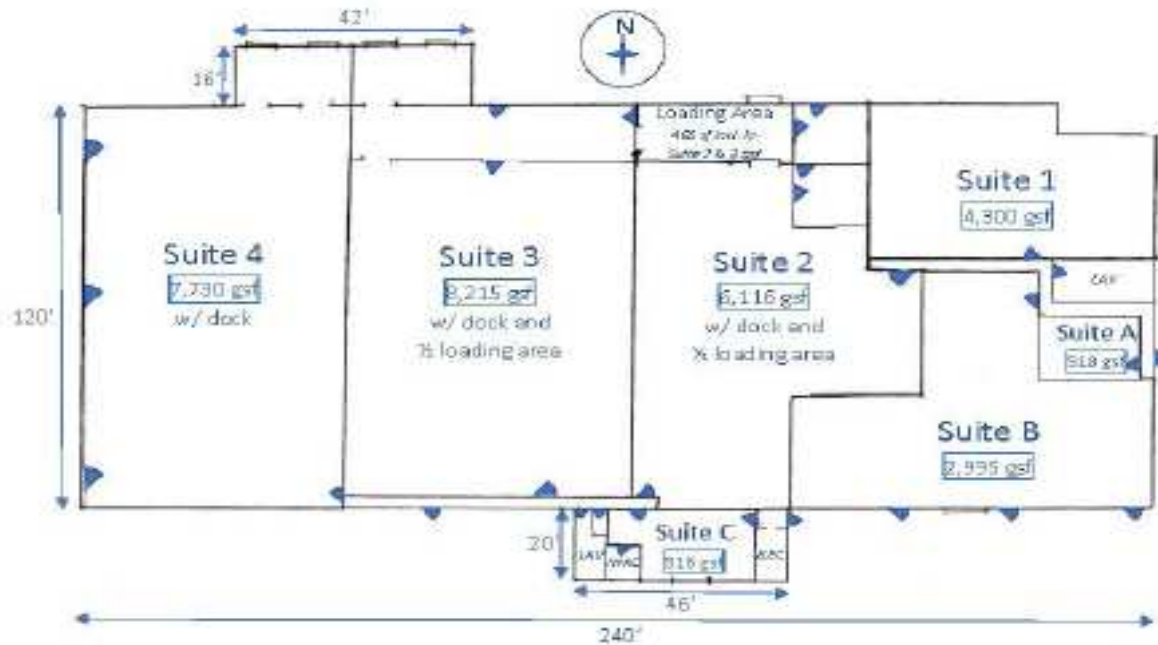
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EXHIBIT A

Buffalo Industrial Building
909 1st Ave NW
Buffalo, MN 55313

Gross Square Footage Floor Plan
(February 2019 - NOT to scale)



BUILDING INFORMATION

- * Current Tenants are machine shops
- * Heavy Power
- * Masonry block construction
- * 14' Sidewalls
- * 12' Overhead Doors
- * 2 Loading Dock

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