



Buffalo - Commercial Space FOR SALE/LEASE

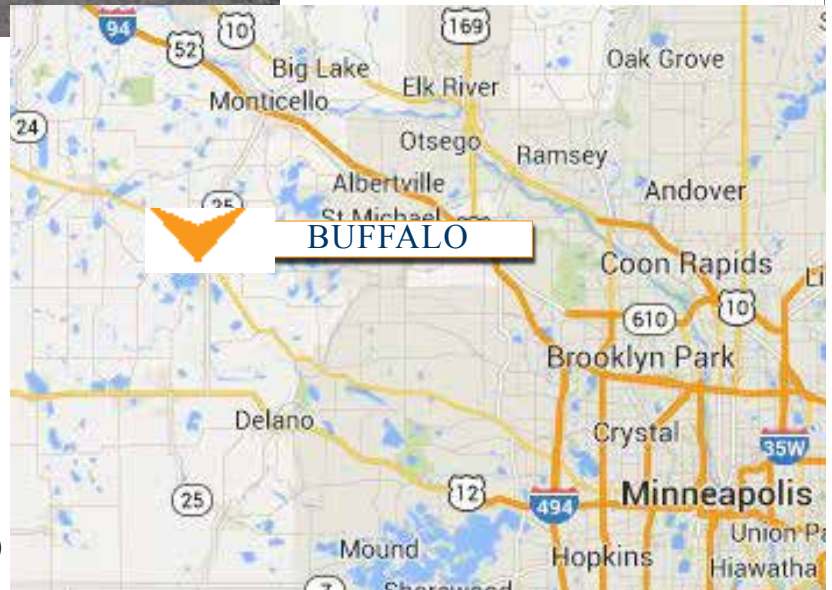
1008 Commercial Dr., Buffalo, MN 55313



**Great location
across from
Walgreens!**

PROPERTY INFORMATION

- * SALES PRICE **\$795,000.00**
- * Building is 9,000 Square Feet
- * Approximately 1.2 Acres
- * Wright County PID 103-193-001010
- * 2016 Taxes \$24,688.00
- * Separate exterior entrance to each suite
- * Near Restaurants and Major Retailers
- * Vacancy: Suite 1 - 2,000/sf (Lease in Process)
Suite 3 - 2,000/sf
- * LEASE RATE: **\$10.00 - \$12.00/psf** NNN
- * Operating Expenses \$4.08/psf
- * Quick Access to Highway 25 and Highway 55



Contact:

WAYNE ELAM
(763) 229-4982



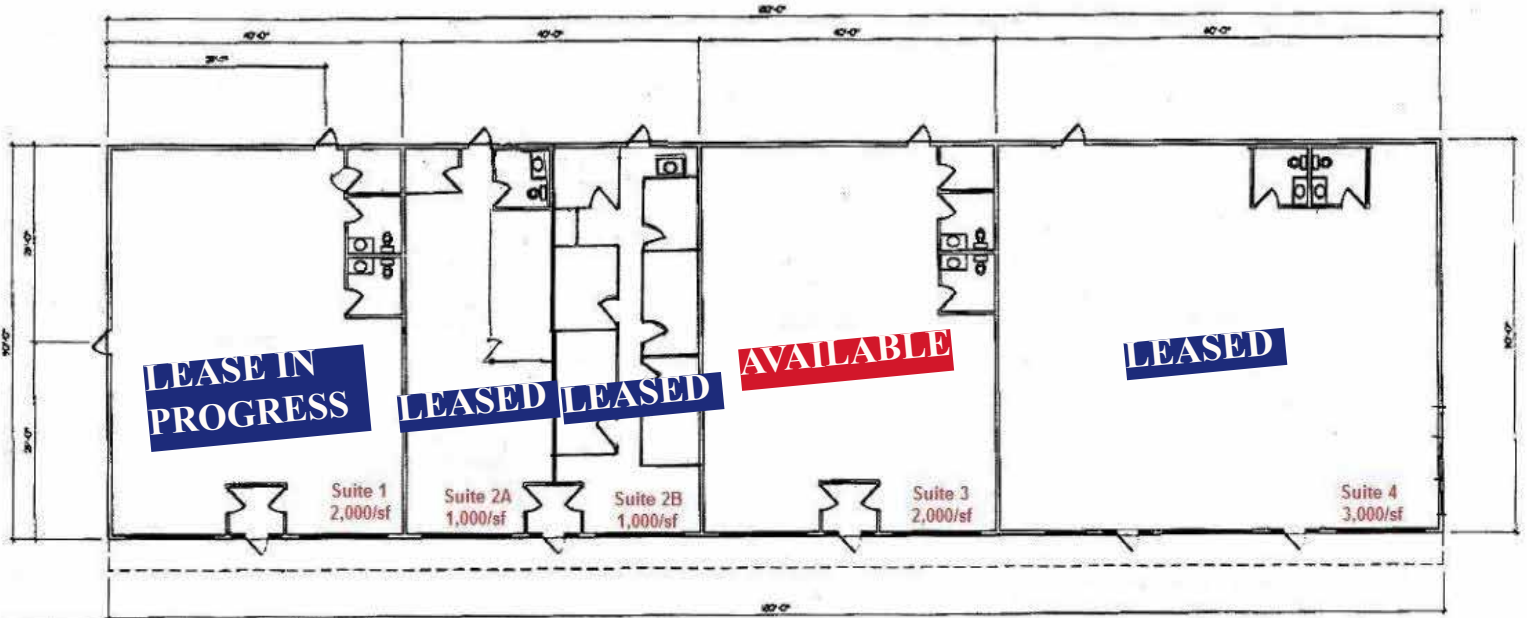
WElam@commrealtysolutions.com

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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Highway 25 Visibility!



PROPERTY INFORMATION

- * Quick and easy access to Highway 25 and 55
- * Major retailers in the area include Dunn Brothers, Wal-Mart, Dollar Tree, Restaurants, Taco John, Kentucky Fried Chicken, Hallmark, True Value Hardware, Huikko's Entertainment, Walgreens, Klein Bank, Wright County Offices and more

TRAFFIC COUNTS - 2016

- * Highway 25 - 19,200 VPD
- * Highway 55 - 18,300 VPD



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DEMOGRAPHICS 2014			
DEMOGRAPHICS 2012	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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**Suite 4:
3,000/sf**



Leased



Restaurant



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**Suite 3:
2,000/sf
Space**



AVAILABLE



Contact:
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Mortgage Office

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Suite 2A:
1,000/sf
Space



Nutrition Center



Leased



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**Suite 2B:
1,000/sf
Space**

Chiropractor

Leased



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Buffalo - Commercial Space
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Suite 1:
2,000/sf
Space



**LEASE
IN PROGRESS**



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