



COMMERCIAL REALTY SOLUTIONS
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Buffalo - Industrial/Commercial Lots FOR SALE

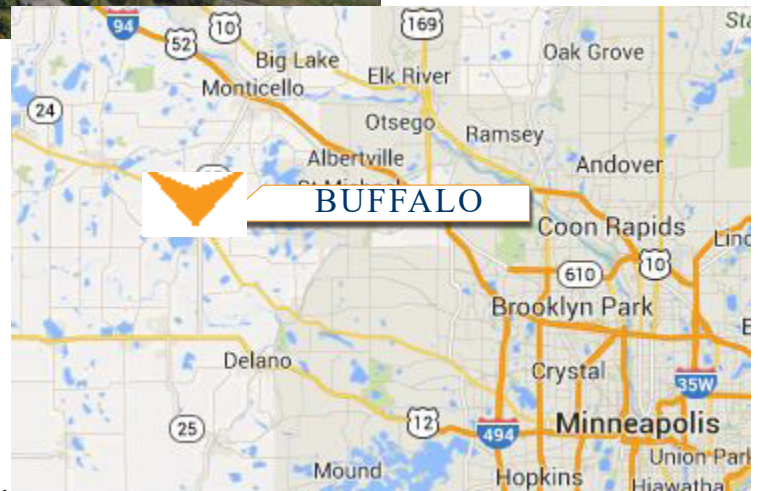
xxx Highway 55 West, Buffalo, MN 55313

Highway Visibility & Access!



PROPERTY INFORMATION

- * 93.45 Acres Priced at **\$25,000/acre**
- * Industrial/Commercial Lots
- * Additional 7 Acres and (2) Outbuildings
 - (1) 3,176/sf Office Building
 - (2) 4,176/sf Post Frame Shop Building
- * Priced at **\$650,000.00**
- * Wright County PID 202-000-192200
- * 2017 Taxes \$23,652.00
- * County land use shows property as Transition Zoning
- * Great access and visibility to Highway 55
- * Industrial and Commercial Lots Available
- * Businesses in the area include: Neil's Flooring, concrete plant, Arby's, Moon Donuts, attorney office, Wright Lumber, Holiday, Walgreens and much more!



Contact:
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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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TRAFFIC COUNTS - 2017

- * Highway 55 - 11,700 VPD
- * Highway 25 - 17,500 VPD
- * County Road 12 - 3,900 VPD



PROPERTY INFORMATION

- * Located on North side of Highway 55
- * East of County Road 12 and West of Highway 25
- * 8 Miles from I-94

DEMOGRAPHICS 2014	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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