



COMMERCIAL REALTY SOLUTIONS
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Buffalo - Commercial Land

FOR SALE

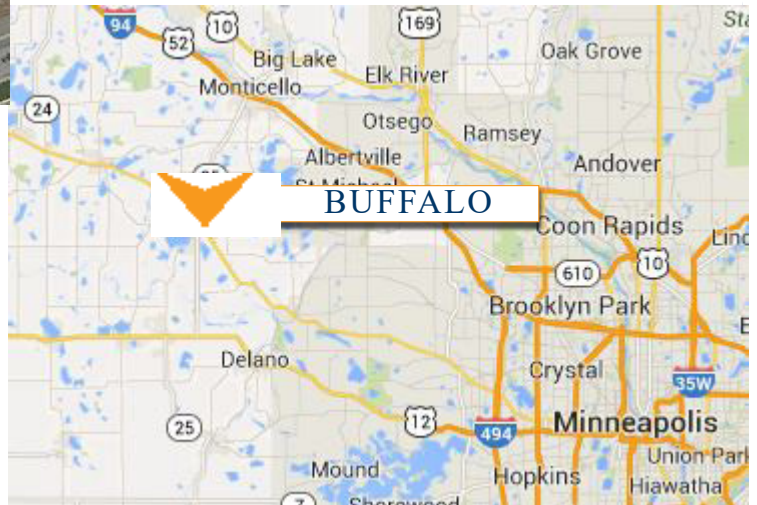
705 Highway 55, Buffalo, MN 55313



**Great Highway
Location!**

PROPERTY INFORMATION

- * Sales Price **\$7.50/psf**
- * Lot is 1.17 Acres Commercial Land
- * Wright County PID 103-500-292308
- * 2017 Taxes - TBD
- * Zoned: B-3 Highway Commercial
- * Adjacent to Lil Explorer Childcare
- * Businesses in the area include:
Ryan Chevrolet, Advance Auto Parts, Buffalo Wine & Spirits, Morrie's Buffalo Ford, Culver's, Wells Fargo, Country Inn & Suites, Jimmy John's, DQ Grill & Chill, Culver's, Caribou, Einstein Bagel, Target and much more!



Contact:

WAYNE ELAM

(763) 229-4982

WElam@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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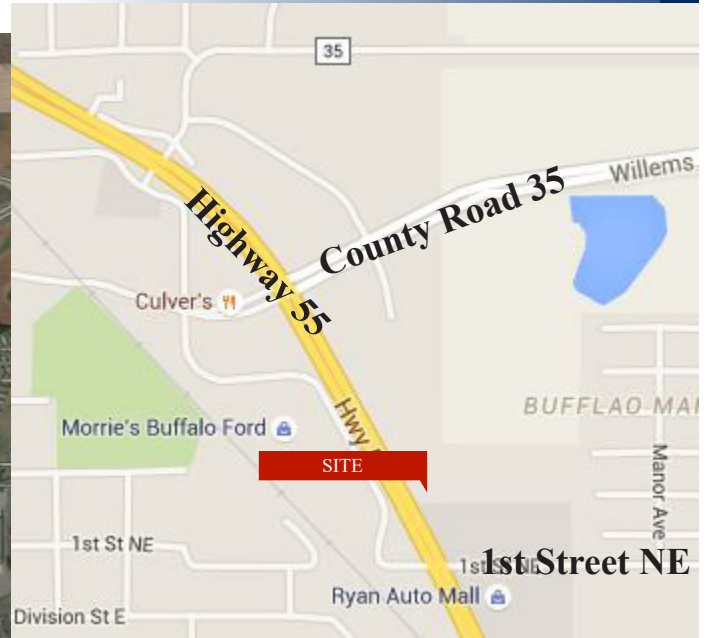
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TRAFFIC COUNTS - 2017

- * Highway 55 - 17,000 VPD
- * County Road 35 - 8,300 VPD
- * 1st Street NE - 3,100 VPD



PROPERTY INFORMATION

- * North Side of Highway 55
- * East of Highway 25
- * 11 Miles to I-94



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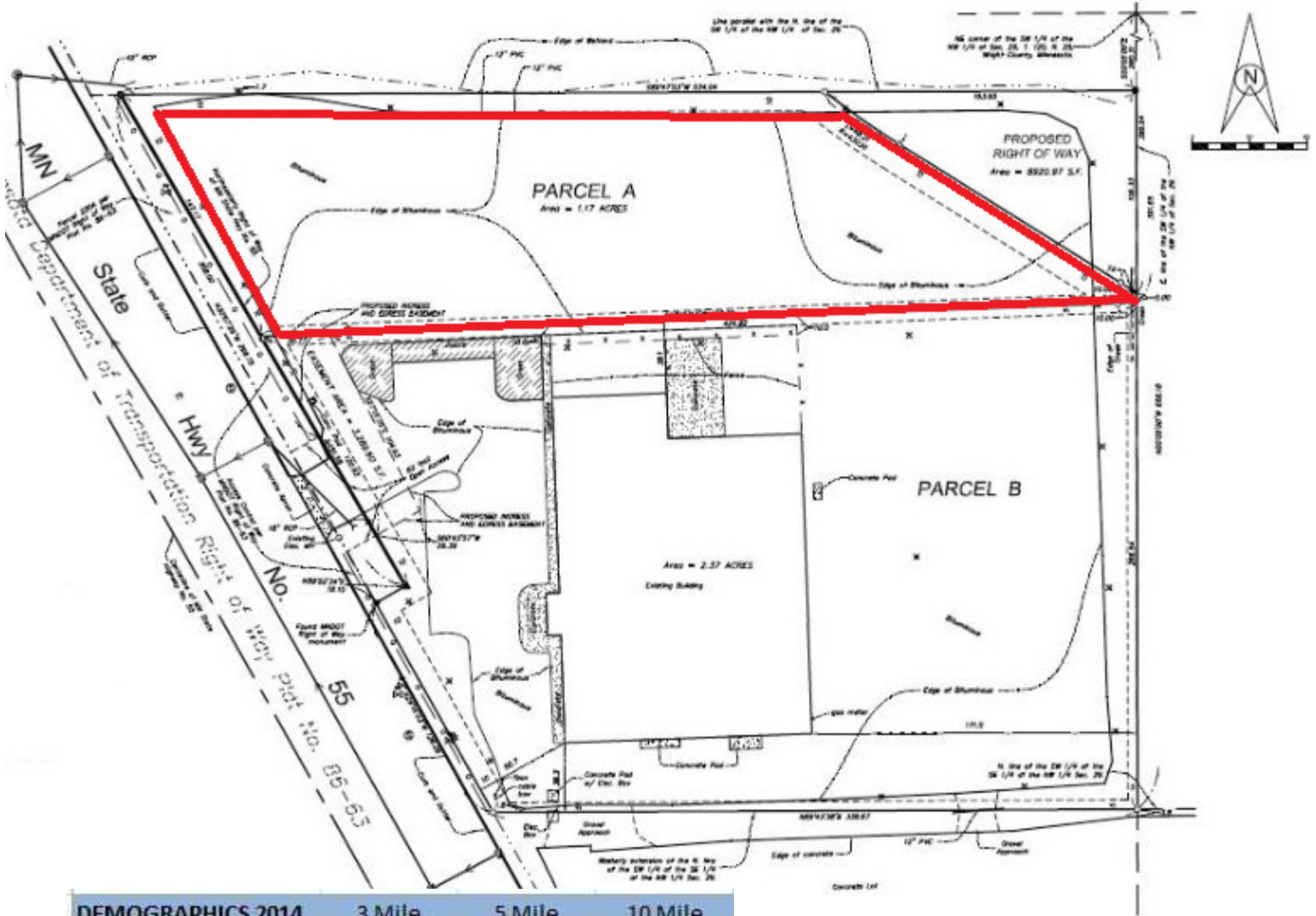
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Survey



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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