



COMMERCIAL REALTY SOLUTIONS  
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## Redevelopment Corner Buffalo - Commercial Business or Property **FOR SALE**

1410 Highway 55 East, Buffalo, MN 55313



**Prime  
Highway 55  
Signalized Corner!**

### **PROPERTY INFORMATION**

- \* SALES PRICE **\$8.00/PSF**
- \* Appx. 2.0 Acres
- \* Zoned B-3: Highway Commercial
- \* Commercial Building
- \* Wright County
- \* PID 103-500-324104
- \* 2017 Taxes \$13,032.00
- \* Easy access to Highway 55 and County Road 134
- \* Across the street from Menard's & Kwik Trip
- \* Excellent corner for redevelopment or current business for sale
- \* The 1st signal light coming into Buffalo



**Contact:  
WAYNE ELAM  
(763) 229-4982**

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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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Buffalo - Commercial Business or Property  
**FOR SALE**

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Great  
Corner  
Location



**PROPERTY INFORMATION**

- \* Great visibility and easy access to Highway 55
- \* 570' of Highway 55 frontage
- \* Retailers in the area include Target, Menards, Kwik Trip, Cub Foods, Ryan Auto Mall, Walgreens
- \* Highway 55 signalized intersection
- \* Excellent development location

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

**TRAFFIC COUNTS - 2017**

- \* Highway 55 - 21,000 VPD
- \* County Road 134 - 3,250 VPD

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Highway 55  
visibility!



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