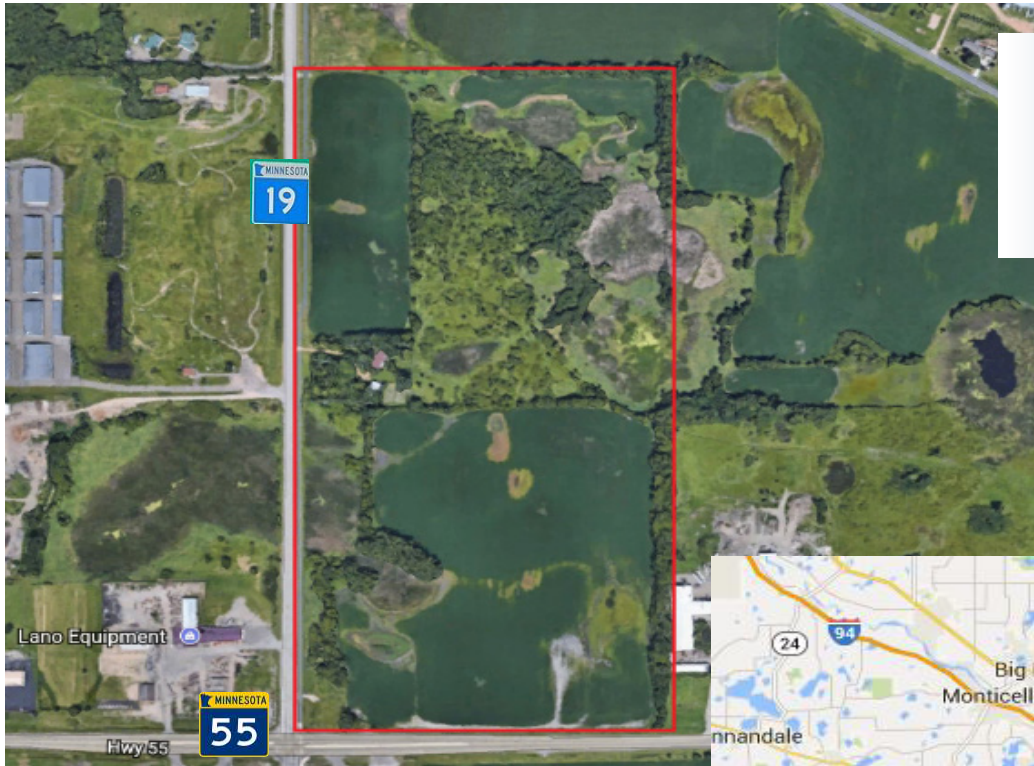




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# Corcoran - Commercial/Industrial Land FOR SALE

23440 Highway 55, Corcoran, MN 55357



**Signalized  
Intersection!**

**Divisible**



## PROPERTY INFORMATION

- \* Sales Price **\$3,995,000.00**
- \* 74.8 Acres (Divisible)
- \* Hennepin County PID 31.119.23.43.0001
- \* 2019 Taxes \$13,448.10
- \* Zoned: TC - Traditional Commercial
- \* Businesses in the area include:  
Lano Equipment, Dobo's, Koch's Korner,  
Crown Eagle Auto, Insolution Manufacturing,  
Park Place Storage and 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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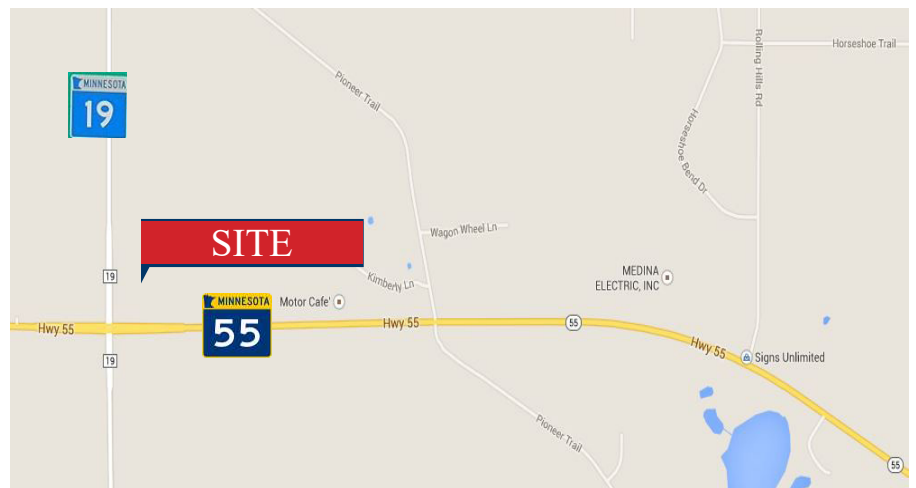
## TRAFFIC COUNTS - 2018

- \* Highway 55 - 15,900 VPD
- \* County Road 19 - 7,000 VPD



## PROPERTY INFORMATION

- \* Located on the North side of Highway 55
- \* Only 11 miles West of I-494
- \* Great Highway Corner Location



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