



COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Land xxx 5th Street, Willmar, MN 56201

PRICE REDUCED

SITES



PROPERTY INFORMATION

- * Sales Price \$6.00-\$10.00/psf
Reduced to **\$4.50-\$7.00/psf**
- * 32 Parcels Totalling 35.4 Acres (Divisible)
- * Kandiyohi County
- * Zoning: GB-General Business
- * Located on the South side of Willmar
- * Sanitary Sewer and 8" Water Stubbed in
- * Storm Sewer for all properties has regional holding ponds
- * Many retailers and services in the area.

TRAFFIC COUNTS - 2018

- * 19th Ave. SE - 7,230 VPD
- * 5th Street - 6,390 VPD



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Waterview Business Park
Willmar, Minnesota



BLOCK 1

| LOT | APX. DIMS | SQ. FT. |
|-----|-------------|---------|
| 2 | 330' x 448' | 148,050 |
| 3 | 330' x 224' | 74,075 |
| 4 | 165' x 224' | 37,025 |
| 5 | 165' x 224' | 37,050 |

BLOCK 2

| | | |
|----|-------------|--------|
| 2 | 193' x 210' | 40,800 |
| 3 | 193' x 211' | 40,850 |
| 4 | 193' x 211' | 40,900 |
| 5 | 193' x 211' | 40,950 |
| 6 | 213' x 290' | |
| 7 | 213' x 326' | |
| 8 | 213' x 223' | |
| 9 | 213' x 249' | |
| 10 | 213' x 249' | 53,250 |

BLOCK 3

| | | |
|---|-------------|--------|
| 1 | 180' x 222' | 40,075 |
| 2 | 180' x 222' | 40,050 |
| 3 | 160' x 222' | 37,875 |

BLOCK 4

| | | |
|---|-------------|--------|
| 1 | 319' x 219' | 78,600 |
| 2 | 347' x 250' | 91,650 |

BLOCK 5

| | | |
|---|-------------|--------|
| 1 | 315' x 222' | 68,500 |
| E | 330' x 222' | 73,325 |
| G | 308' x 222' | 69,300 |

BLOCK 6

| | | |
|---|-------------|--------|
| 1 | 250' x 144' | 36,075 |
| 2 | 250' x 150' | 37,475 |
| 3 | 250' x 149' | 37,275 |
| 4 | 250' x 149' | 37,275 |
| 5 | 250' x 149' | 37,275 |
| 6 | 250' x 140' | 36,050 |

BLOCK 7

| | | |
|---|-------------|--------|
| 1 | 300' x 300' | 94,000 |
| 2 | 230' x 300' | 80,400 |
| 3 | 450' x 130' | 49,875 |