



COMMERCIAL REALTY SOLUTIONS

For Lease
Industrial Space

Site

Buffalo Lake

Highway 25

Highway 55

BUFFALO

Industrial Space

Lease Rate: \$8.00/psf Net

Suite B - 2,995/sf

909 1st Avenue NW, Buffalo, MN 55313

Wayne Elam, Broker
763.229.4982
WElam@crs-mn.com



PROPERTY LOCATION

- * Great Visibility to Highway 55
- * Great Space with Ample Parking
- * Businesses in the Area:

Holiday, Perkins, Wright Lumber, Moon Donuts, Arby's, Walgreen's, Country Store, Walmart Super Center, Starbucks, Jersey Mikes and more...

TRAFFIC COUNTS - 2024

- * Hwy 25 - 13,200 VPD
- * Hwy 55 - 17,600 VPD
- * 8th Street NW - 4,000 VPD



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PROPERTY OVERVIEW

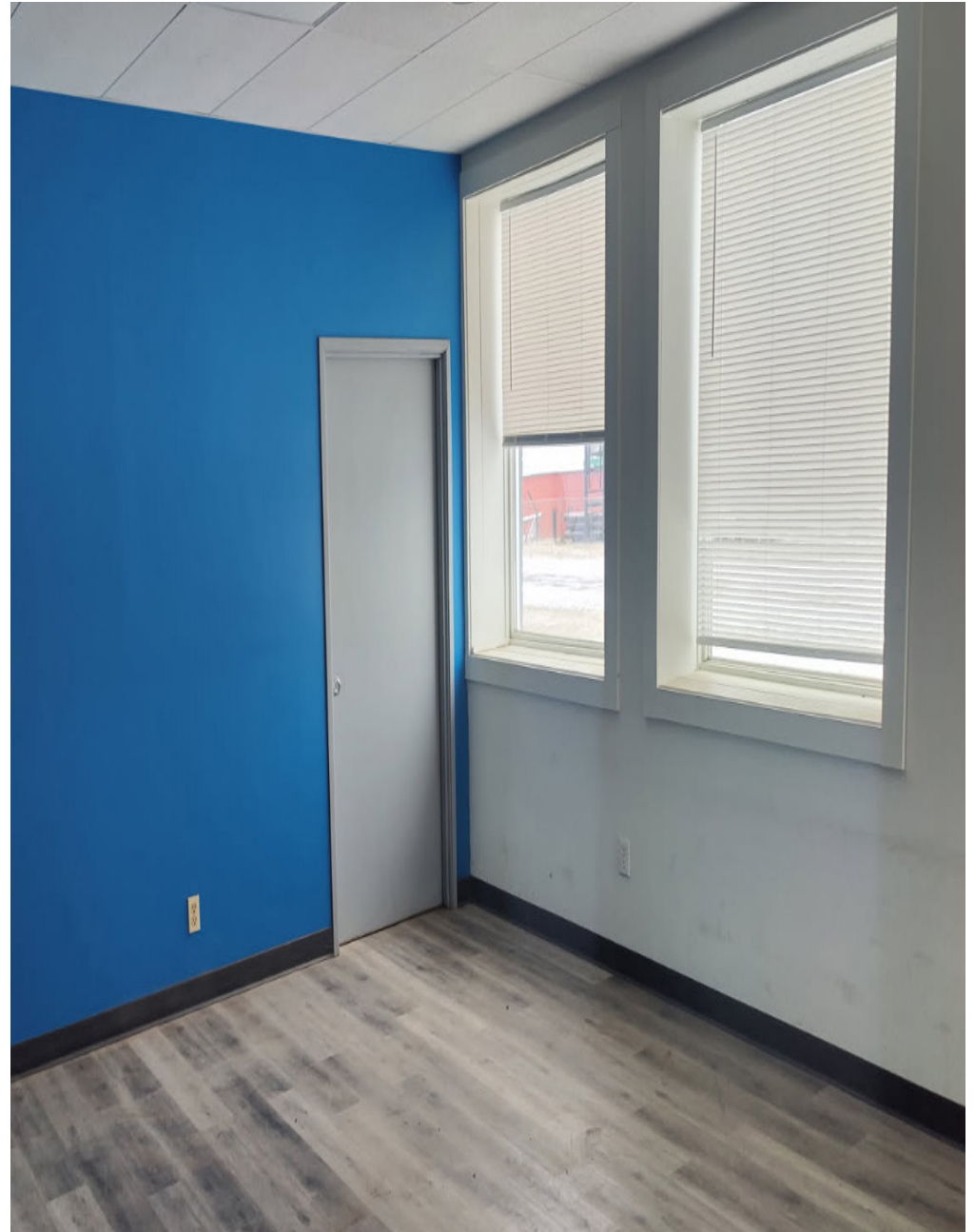
909 1st Avenue NW, Suite B, Buffalo, MN

Sales Price

\$8.00/psf Net

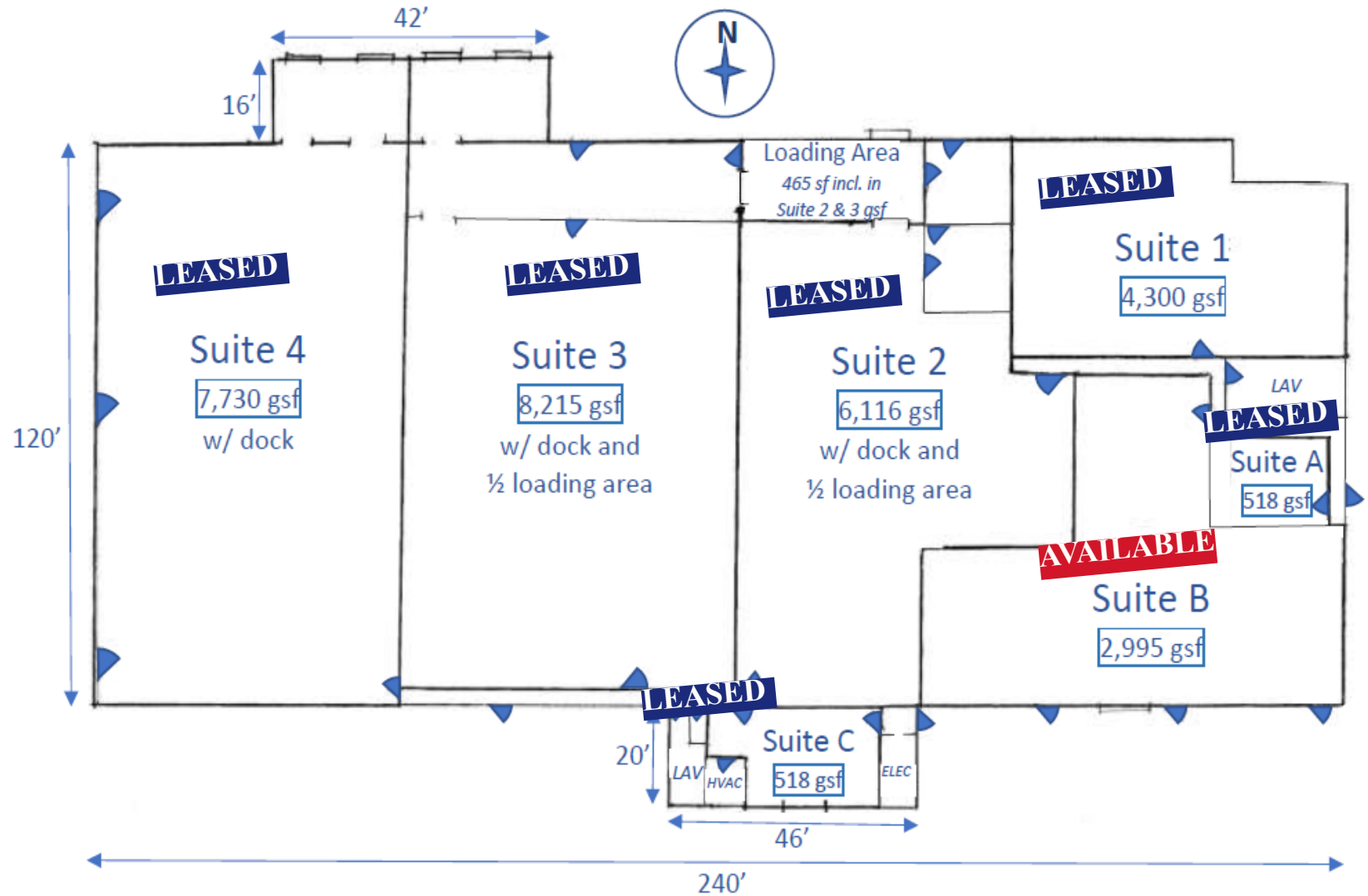
Operating Expenses: \$2.94/psf

Suite B	2,995/sf
County	Wright
PID	103-500-193409
2025 Taxes	\$35,104.00
Zoned	I-1 Light Industrial



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FLOOR PLAN



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SUITE B - Interior



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SUITE B - Exterior



PROPERTY INFORMATION

- * Air Conditioned Industrial Space
- * 3-Phase Power
- * Heavy Power
- * Masonry Block Construction
- * 14' Sidewalls
- * 12' Overhead Door

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