



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial Land



CORCORAN
Commercial Land

Sales Price: \$3,995,000.00

74.8 Acres (Divisible)

23440 Highway 55, Corcoran, MN 55357

Wayne Elam, Broker
763.229.4982
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PROPERTY LOCATION

- * Located on the North Side of Highway 55
- * Only 11 Miles West of I-94
- * Great Highway Corner Location
- * Signalized Intersection

TRAFFIC COUNTS - 2024

- * Highway 55 - 15,800 VPD
- * County Road 19 - 7,000 VPD



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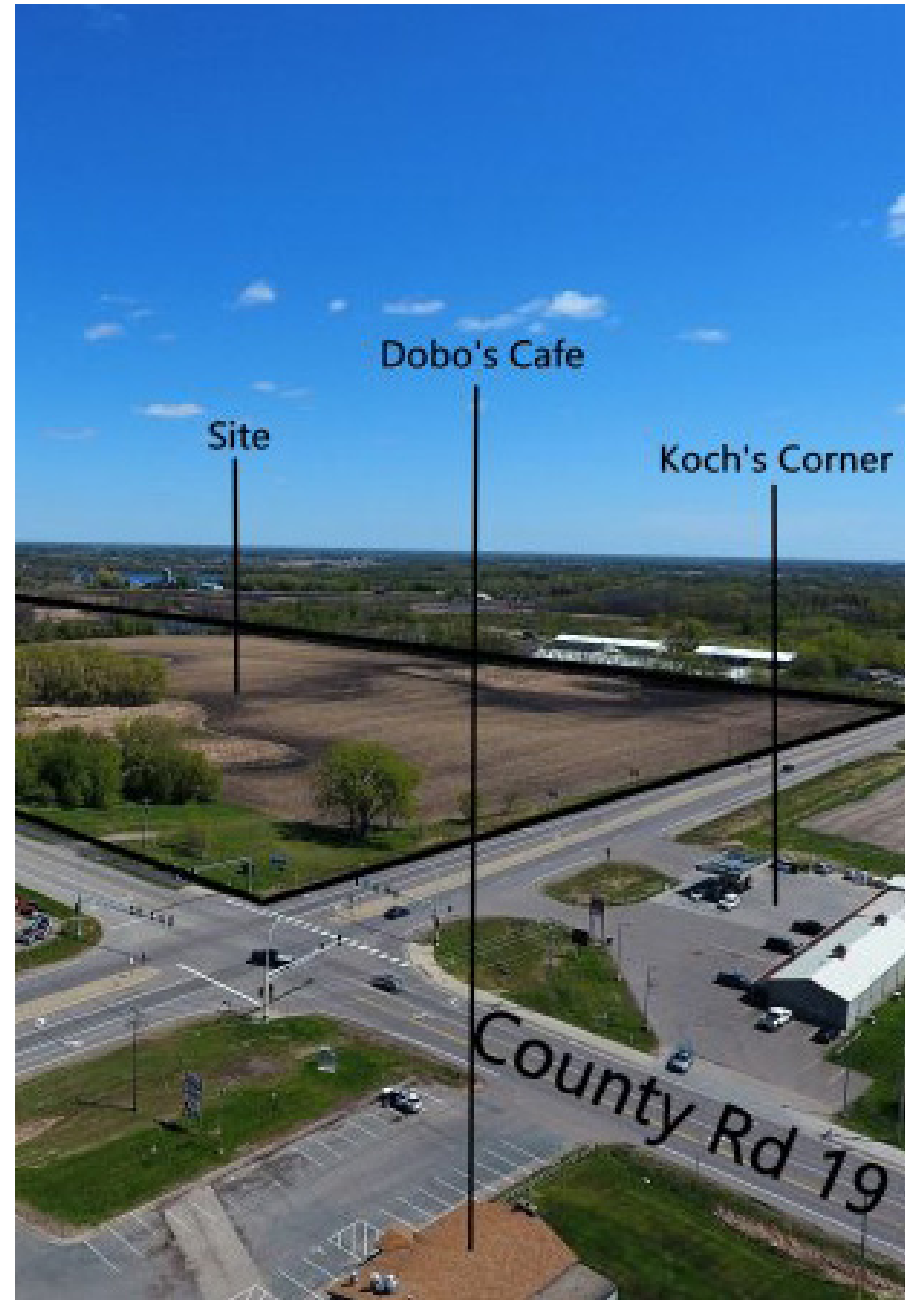
PROPERTY OVERVIEW

23440 Highway 55, Corcoran, MN

Sales Price

\$3,995,000.00

Lot Size	74.8 Acres (Divisible)
Hennepin County	PID 31.119.23.43.0001
Taxes	2025 \$10,487.50
Zoned	North Half - I-1 Light Industrial South Half - C-2 Community Commercial
Businesses in the Area	Lano Equipment, Dobo's, Koch's Korner, Crown Eagle Auto, Insolution Manufacturing, Park Place Storage and more.



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