



COMMERCIAL REALTY SOLUTIONS

**For Sale
Office Building**

HUGE PRICE REDUCTION



WILLMAR

Historic Building Downtown Willmar

Sales Price: \$1,199,999.00

Building: 25,712/sf

302 5th Street SW, Willmar, MN 56201

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PROPERTY LOCATION

- * Heart of Downtown Willmar
- * South Side of Hwy 12
- * West of Hwy 71
- * Businesses in the Area:
Rice Hospital, Jakes Pizza, Kandiyohi Court House,
Willmar Library, Willmar Post Office, KwikTrip and more...

TRAFFIC COUNTS - 2024

- * Litchfield Ave - 2,670 VPD
- * 5th Street - 1,600 VPD



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PROPERTY OVERVIEW

Sales Price

~~\$1,300,000.00~~

Reduced to \$1,199,999.00

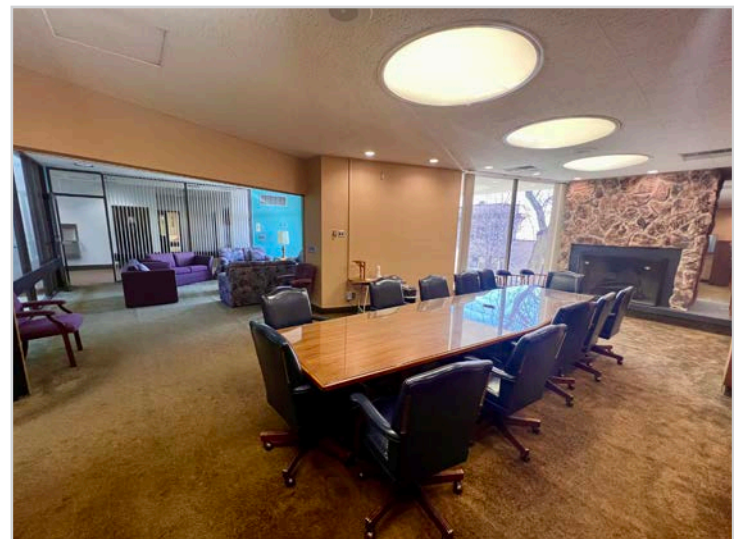
Building Size	25,712/sf 1st Floor - 13,763/sf 2nd Floor - 11,949/sf
Kandiyohi County	PID 95-003-4820 PID 95-003-4940
2025 Taxes	\$6,884.00 + Assessments \$100.00 \$2,208.00
Zoned	CBD Central Business District
Availability	Fall 2024

BUILDING OVERVIEW

Tenant	Single or Multi-Tenant
Roof	2009 Replacement, 2023 Repairs
HVAC	Yes; New Heating System Fall 2018
Electrical	280 volt
Elevator	Yes
Sprinkler System	1st Floor Only (Wet System)
Lighting	2024 LED Lighting Upgrades & Parking Lot Lighting
Parking Spaces	80

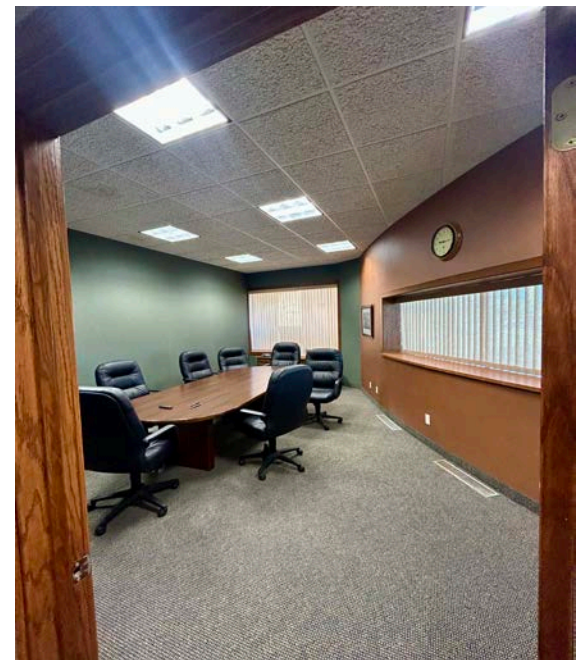
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INTERIOR



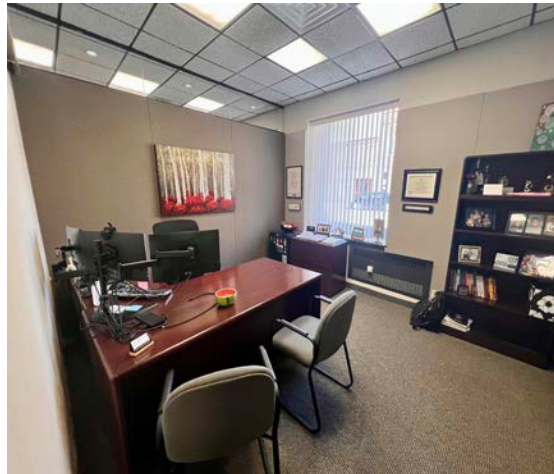
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EXTERIOR



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