



COMMERCIAL REALTY SOLUTIONS

**HUGE PRICE REDUCTION**  
Current Price: \$292,000.00

**For Sale**  
**Commercial**  
**Land**



## **WILLMAR**

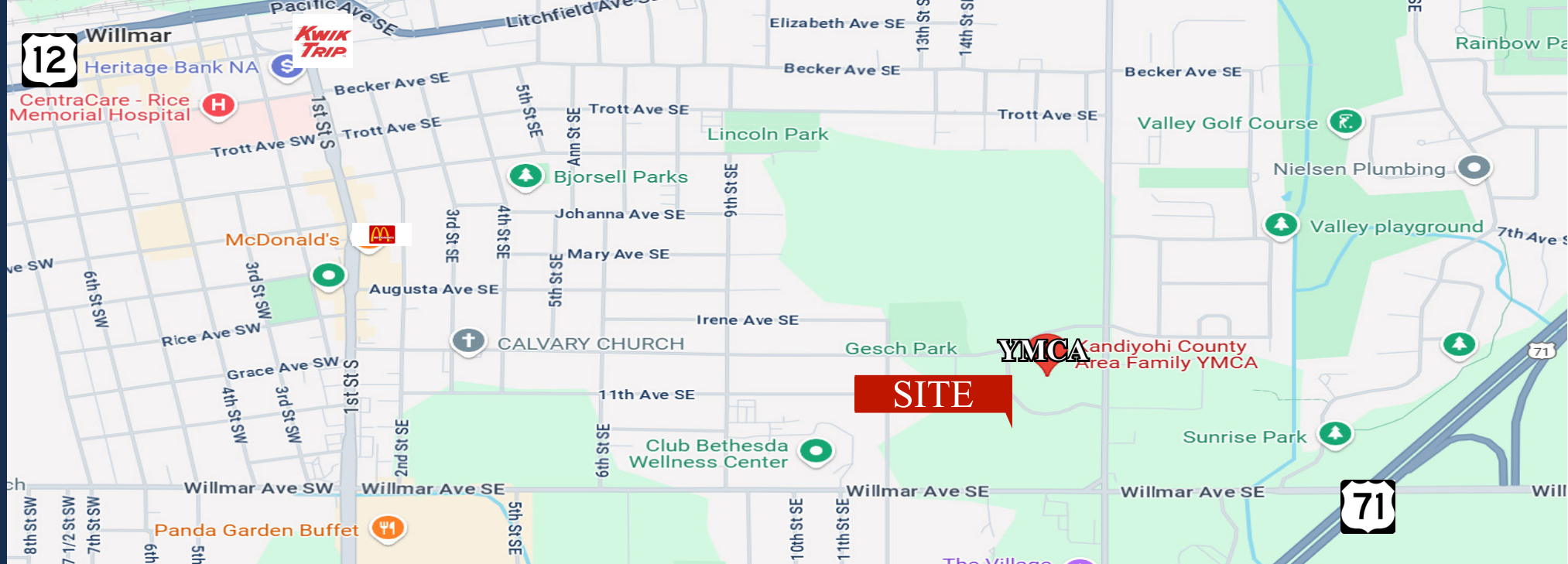
### **Commercial Land**

Sales Price: ~~\$392,040~~ Reduced to \$292,000.00

4.5 Acres

Lakeland Drive SE, Willmar, MN 56201

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



## PROPERTY LOCATION

- \* Located West of Highway 71
- \* South of Highway 12
- \* Great Lot Adjacent to YMCA
- \* Businesses in the Area:  
YMCA, Bethesda Sr. Care, Pizza Ranch, Cozy Inn, Kohls, Schwieters Chevrolet, The Village Children's Museum, Lakeland Elementary School, Cash Wise Foods, Carris Health Willmar Main Clinic and more...

## TRAFFIC COUNTS - 2024

- \* Highway 71 - 7,782 VPD
- \* Lakeland Drive - 7,300 VPD



# PROPERTY OVERVIEW

Sales Price

\$392,040.00

Reduced to \$292,000.00

Lot Size

4.5 Acres

Kandiyohi County

PID 95-236-0020

2025 Taxes

\$0.00 + Assessments \$896.00

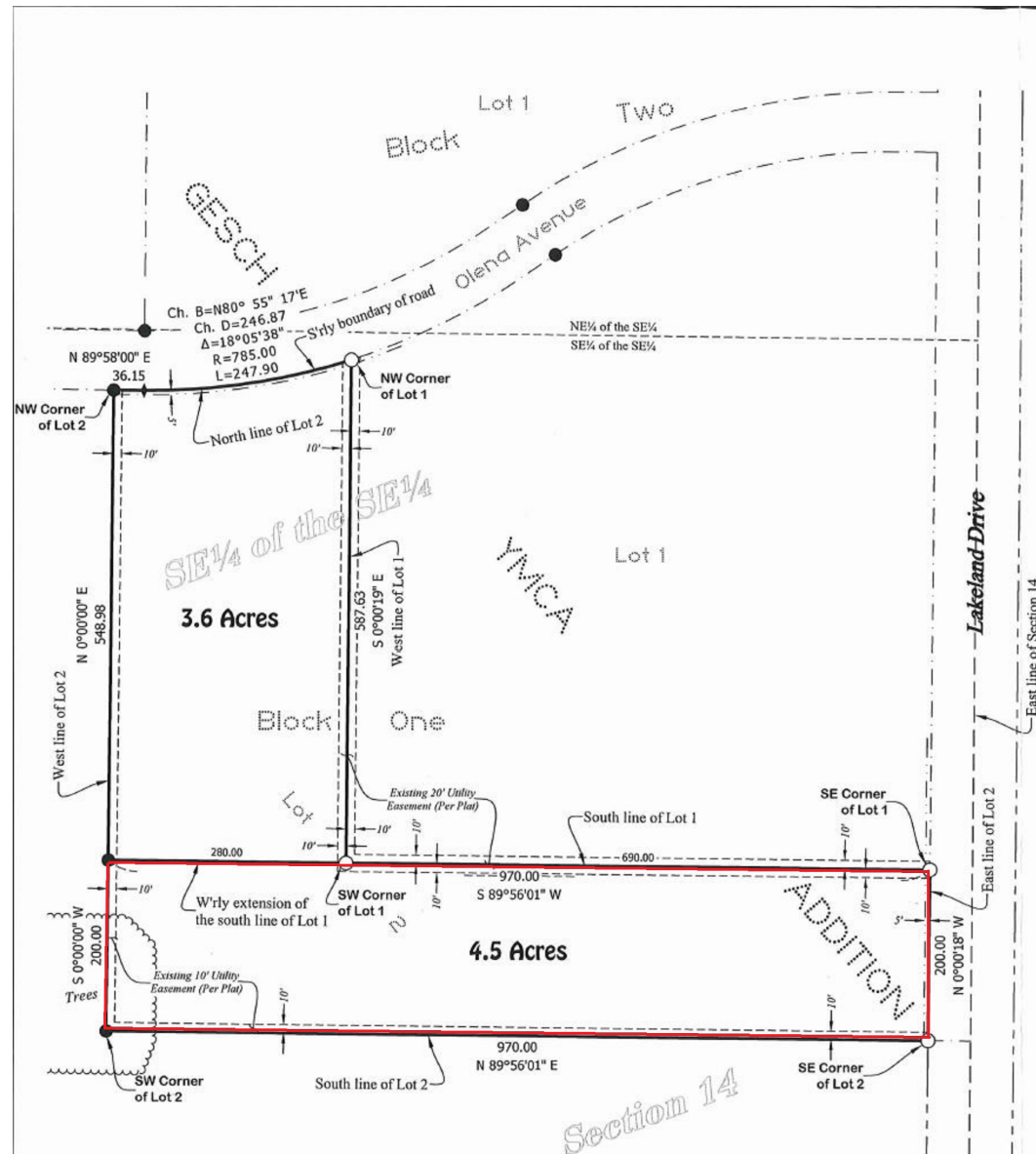
Zoned

LB-Limited Business District



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## SURVEY



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