

#### PROPERTY LOCATION

- \* Great Location
- \* 1 Block East of Highway 55
- \* Across the Street from Target

#### **TRAFFIC COUNTS - 2024**

\* Highway 55 - 12,740 VPD \* 10th Street - 6,300 VPD

#### **Businesses** in the Area:

Wright Soil & Water, Integriprint, BankWest, Buff'N Glo, Speedway, Mid Country Bank, American Legion, Dental Care Associates, Kid's Haven, Wise Penny and more.



#### PROPERTY OVERVIEW

309 Brighton Ave S, Buffalo MN

Sales Price \$500,000.00

Lease Rate \$16.00/sf NNN

**Building Size** 2,430/sf Office Building

26' x 24' Garage (2-Stall)

Wright County PID: 103-069-001030

> 2025 Taxes \$11,540.00

> > B-C, Business Campus Zoned

Single Tenant

Year Built 1999

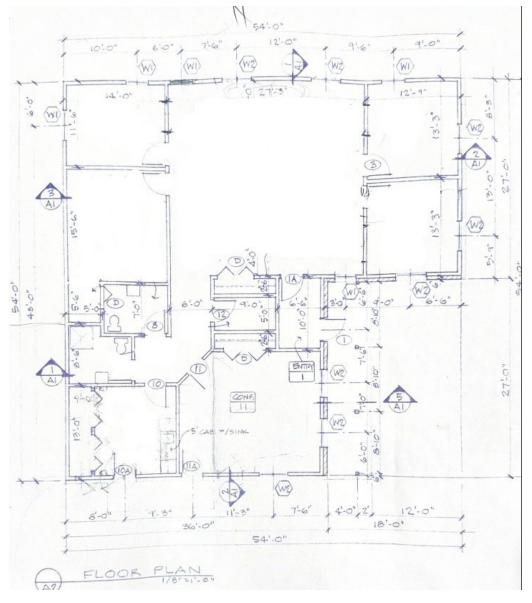
16 Regular, 2 handicap **Parking Spaces** 

> Very Clean, Recently Renovated Other

Office Building



#### **FLOOR PLAN**



# Office Building Info:

- \* 2,430/sf
- \* HVAC Forced Air
- \* Clear Height 8'-6"
- \* (4) Private Offices
- \* Large Reception Area
- \* Conference Room
- \* (2) Restrooms
- \* Lunch/Breakroom

## Garage Info:

- \* (2) Stall
- \* (2) 8' x 8' Overhead Garage Doors
- \* Concrete Floor
- \* Detached
- \* 200 Amp Electric

# **INTERIOR**





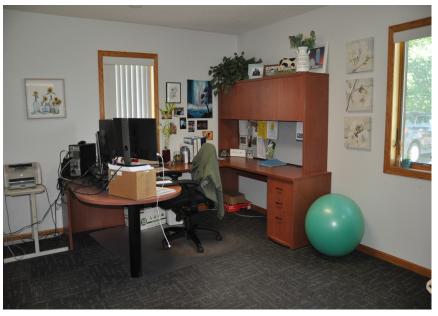




The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brekerage(s).

# **INTERIOR**









The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brekerage(s).

### **EXTERIOR**









The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brekerage(s).