



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial
Development
Land



19th Ave SE

5th Street SE

WALMART

WILLMAR

Commercial Land

Sales Price: \$4,500,000.00

10.99 Acres

304 19th Avenue SE, Willmar, MN 56201

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PROPERTY LOCATION

- * Great Highway Visibility!
- * Quick Access to Highway 71 & Highway 23
- * Businesses in the Area:
Aldi's, Wells Fargo, Culvers, Cub Foods, Caribou,
Taco Bell, Arby's, Tires Plus, Walmart Super Center,
Target, Holiday and more.

TRAFFIC COUNTS - 2024

- * 1st St S (Hwy 71) - 13,883 VPD
- * 19 Avenue SE - 9,351 VPD
- * 5th St SE - 3,739 VPD



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PROPERTY OVERVIEW

304 402 19 Ave SE, Willmar, MN

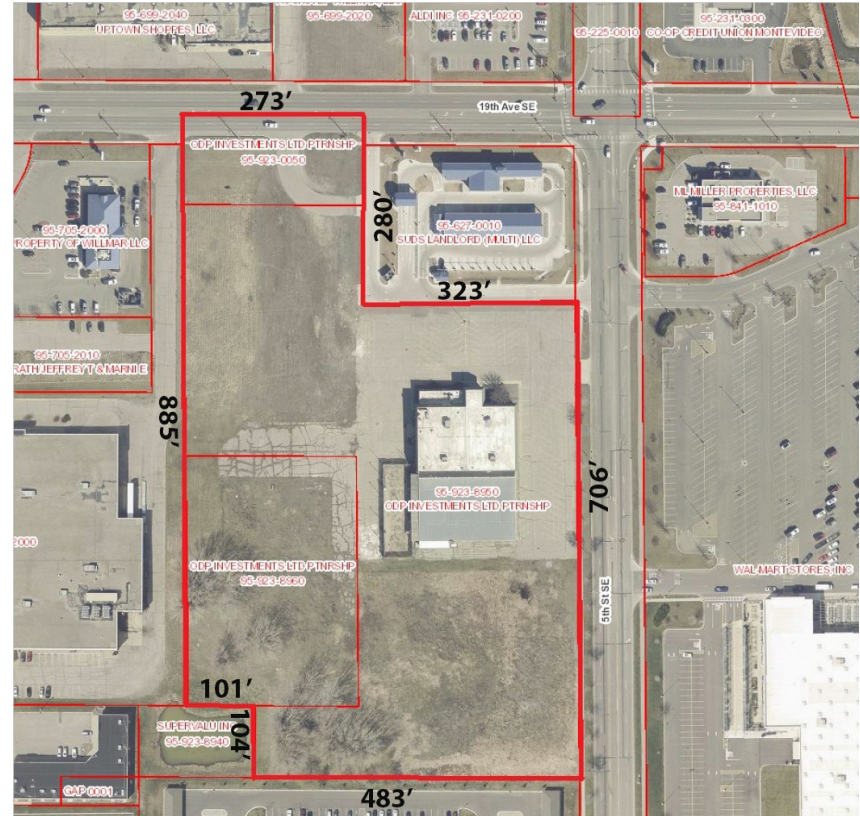
Sales Price

\$4,500,000.00

Lot Size	10.99 Acres
Kandiyohi County/ 2026 Taxes	PID 95-923-0050 \$194.00
	PID 95-923-8950 \$30,401.14 +
	Assessments \$1,662.86
	PID 95-923-8960 \$2,440.00
Zoned	General Business
Other	* Highly Developed Area * Near Medical and National Retail

Population

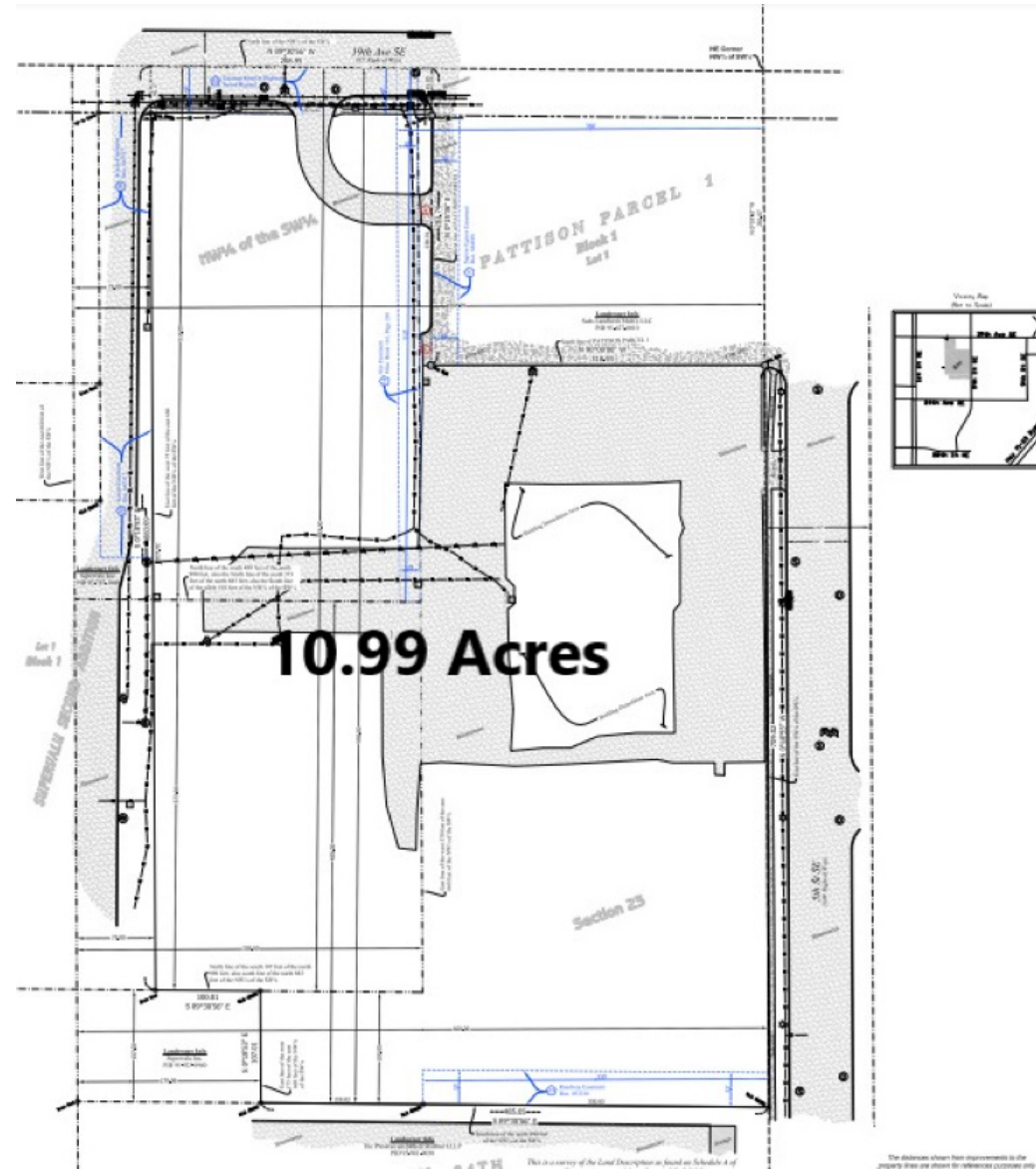
Distance	Male	Female	Total
1- Mile	1,062	1,109	2,170
3- Mile	7,698	8,226	15,924



Note: Measurements are Approximate.

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SURVEY PLAN



Alta Survey Available - Utilities On Site

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PERMITTED USES

2. Permitted Uses With Plan Review. The following uses are permitted provided plans are submitted to and approved by the Zoning Administrator and the Planning Commission, subject to such conditions as they may attach thereto:

- a. Planned unit developments.
- b. Multi-family dwelling structures (Ordinance 1461/2021)
- c. Amusement
- d. Malls

Alterations / Tailor Shop	Music stores	Fraternal / service clubs
Appliance sales and service	Office supplies stores	Hotels / motels
Art studios, including sale of prints and supplies	Offices, business and professional	Livestock feed sales
Athletic / recreation facilities	Parking	Lumber yards (including misc. building materials)
Automobile / light truck sales and service	Pet stores	Mini-storage businesses
Automobile / truck parts and supplies sales	Photo processing business	Multi-businesses building and complexes
Bait and tackle stores	Photo studios, including the sale of photographic supplies	Multiple-family dwelling units as a secondary use in a business structure
Bakeries	Printing shops	Nurseries, greenhouses
Banks / financial institutions	Schools and colleges	Plastering / drywall contractors shops
Bicycle sales and service	Shoe stores	Plumbing / heating / air conditioning / refrigeration / ventilation contractors shops

Broadcasting studios	Small engines sales and service	Restaurants (including night clubs and fast foods)
Carpet / floor covering stores	Sporting goods stores	Roofing contractors shops
Churches	Tanning parlors	Seasonal businesses
Clothing stores	Tattoo parlors	Sheet metal contractors shops
Commercial day nurseries or schools	Theaters	Sign contractors shops

Computer / electric equipment sales and service	Tire sales and service	Supermarkets / grocery stores (including convenience stores w/o gas sales)
Drug stores / pharmacies	Toy stores	Truck sales and service
Employment agencies	Veterinary clinics	Water conditioning contractors shops
Fabric stores	Video stores	Welding shops
Farm supplies sales	Welding supply stores	Family recreation
Flower shops	Essential services and public uses	
Funeral homes / crematoriums	Brew pubs	Brewer taprooms
Furniture stores	Armories, convention halls, auditoriums	
Glass sales / service	Building contractors shops	
Hair care (barbers, beauty shops, salons etc)	Bus terminals	
Hardware stores	Businesses s/drive up facilities	
Laundromats	Car washes	
Liquor sales, on and off.	Department stores	
Medical / dental clinics	Discount stores	
Motorcycle / snowmobile / boat sales and services	Electrical contractors shops	
Museums	Fertilizer sales	

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