



COMMERCIAL REALTY SOLUTIONS

Buffalo - Commercial Land

**FOR SALE**

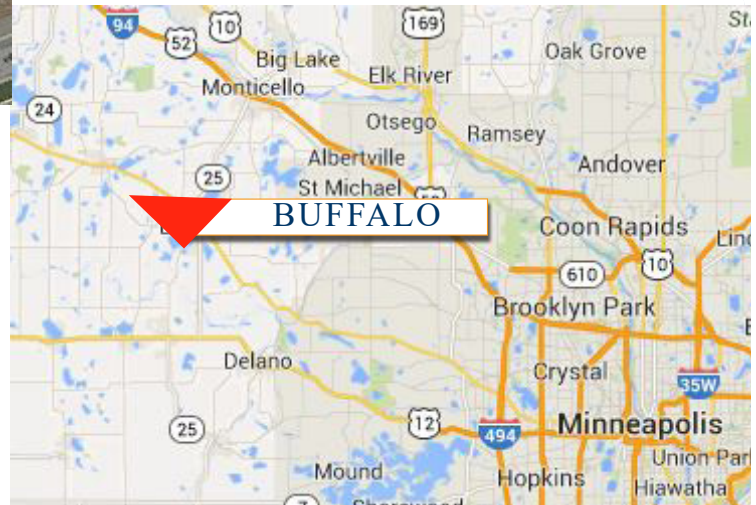
705 Highway 55, Buffalo, MN 55313



**Great Highway  
Location!**

### **PROPERTY INFORMATION**

- \* Sales Price **\$7.50/psf**
- \* Lot is 1.17 Acres Commercial Land
- \* Wright County PID 103-249-000010
- \* 2020 Taxes - \$5,870.00
- \* Zoned: B-3 Highway Commercial
- \* Adjacent to Lil Explorer Childcare
- \* Businesses in the area include:  
Ryan Chevrolet, Advance Auto Parts, Buffalo Wine & Spirits, Morrie's Buffalo Ford, Culver's Wells Fargo, Country Inn & Suites, Jimmy John's, DQ Grill & Chill, Culver's, Caribou, Einstein Bagel, Target and much more!



**Contact:**

**WAYNE ELAM**

**(763) 229-4982**

**WElam@commrealtysolutions.com**

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

[www.commrealtysolutions.com](http://www.commrealtysolutions.com)

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## TRAFFIC COUNTS - 2018

- \* Highway 55 - 17,000 VPD
- \* County Road 35 - 8,300 VPD
- \* 1st Street NE - 3,100 VPD



### PROPERTY INFORMATION

- \* North Side of Highway 55
- \* East of Highway 25
- \* 11 Miles to I-94

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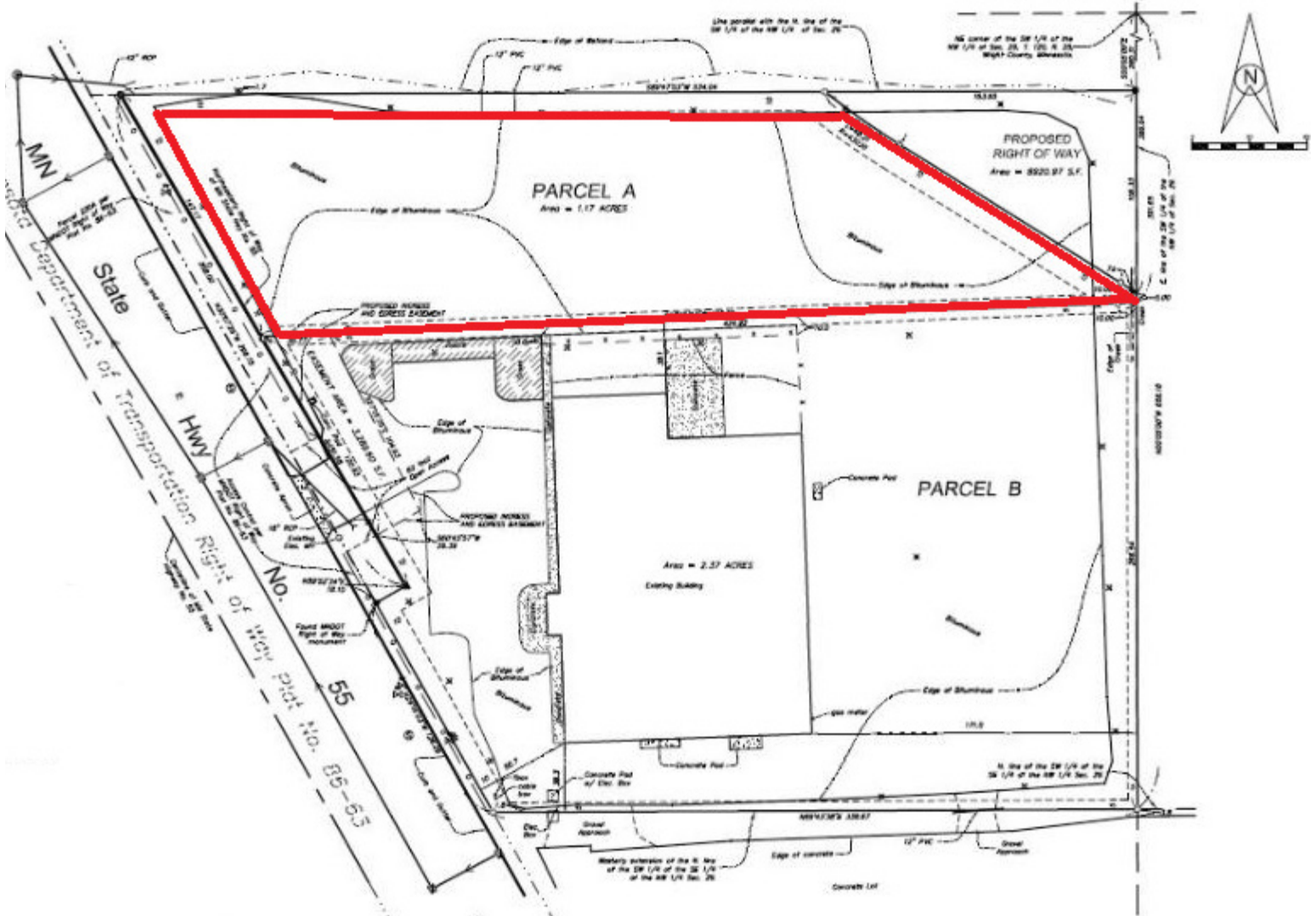


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Survey



DEMOGRAPHICS 2016	3 Mile	5 Mile	10 Mile
Population	16,636	22,337	25,485
Median Age	41	42	41
Avg HH Inc.	\$ 57,394.00	\$ 62,254.00	\$ 63,785.00
Median HH Inc.	\$ 50,487.00	\$ 54,364.00	\$ 56,432.00



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