



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial
Land

County Rd 35

Highway 55

1.2 Acres

BUFFALO

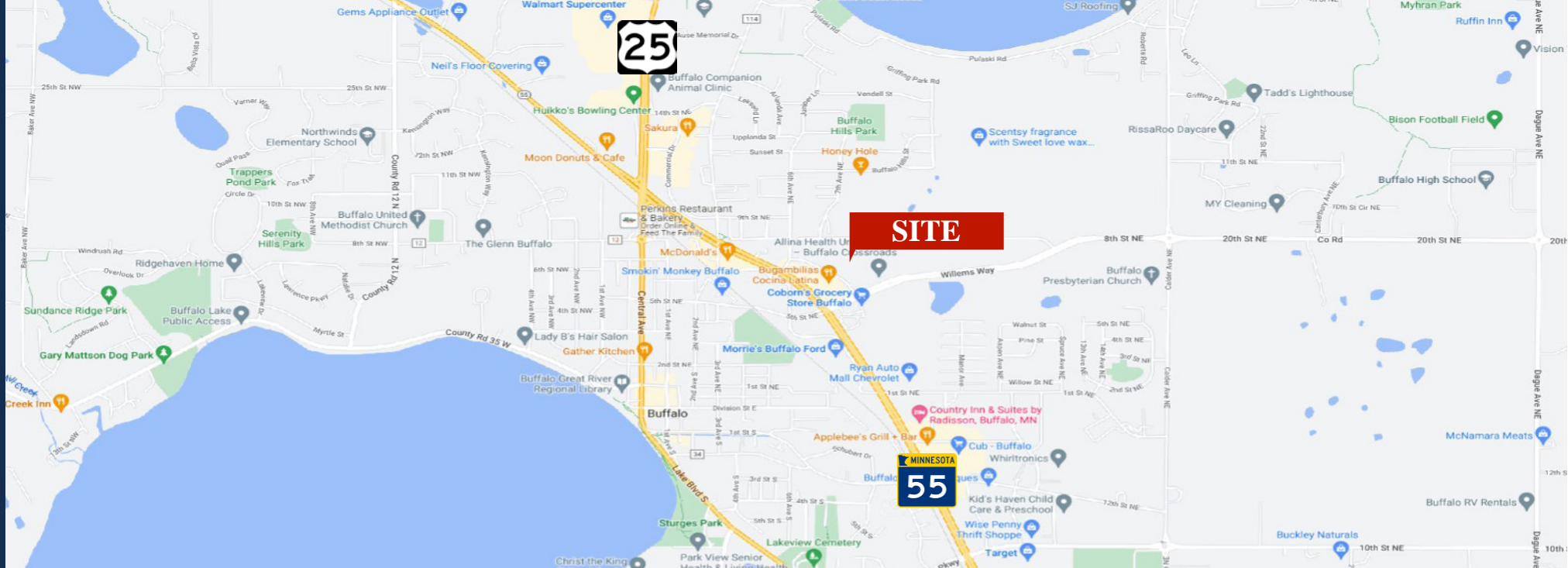
Commercial Land

Sale Price: \$8.00/psf

51,980/sf (1.2 Acres)

xxx Crossroads Campus Drive, Buffalo, MN 55313

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



PROPERTY LOCATION

- * High Visibility Location
- * Great Commercial Site
- * Adjacent to Allina Clinic
- * New Site Adjacent to New Home of SouthPoint Credit Union
- * Businesses in the Area:
Dairy Queen, McDonald's, Culver's, Wells Fargo, Verizon,
Ryan's Chevrolet, Morrie's Ford, Coborn's Grocery Store,
Lil' Explorers Childcare, Napa, Dunkin Donuts and more...

TRAFFIC COUNTS - 2024

- * Highway 55 - 21,848 VPD
- * County Road 35 - 10,308 VPD



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PROPERTY OVERVIEW

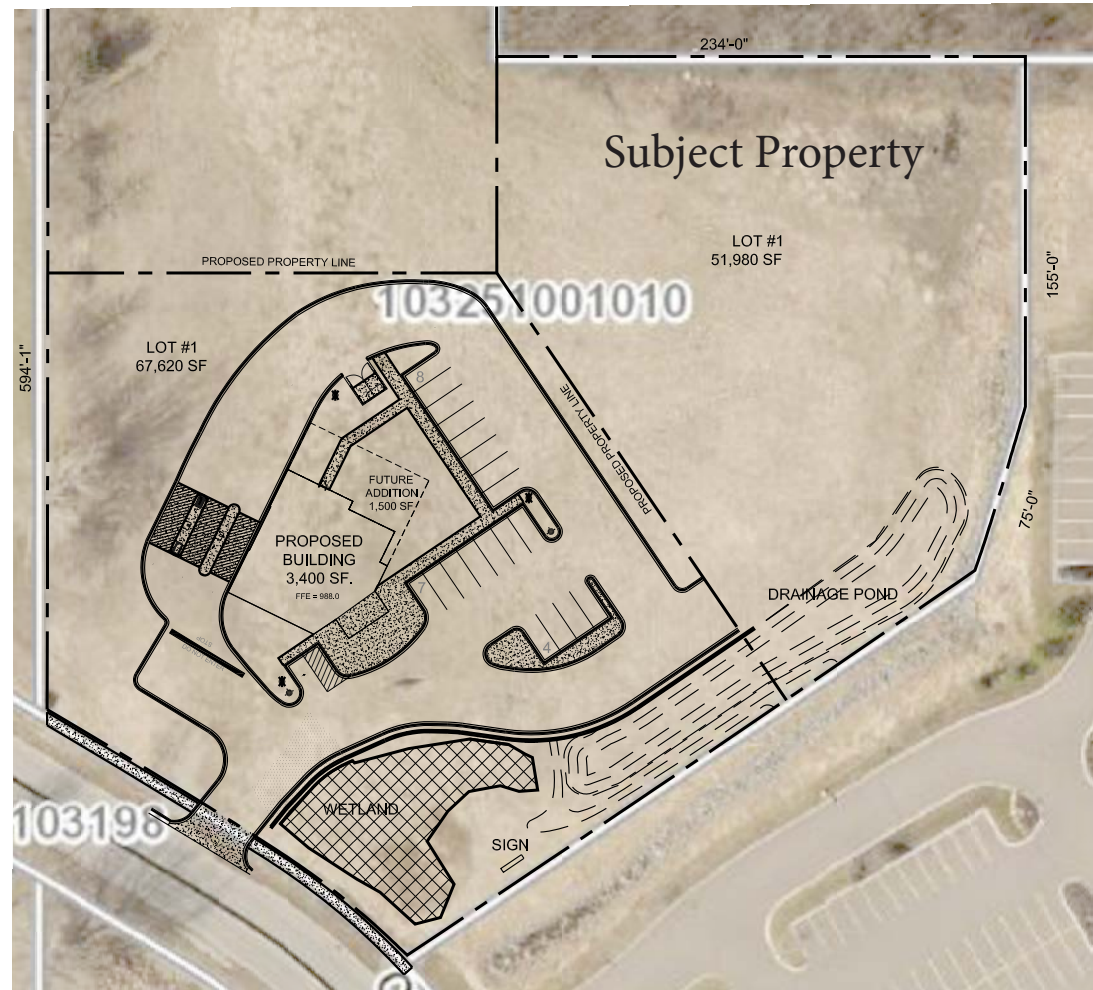
Sale Price
\$8.00/psf

Lot Size	51,980/sf (1.2 Acres)
Wright County	PID 103-251-001010
2025 Taxes	\$17,916.00
Zoned	B-4 Highway Commercial

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SITE PLAN



1 SITE PLAN - CREDIT UNION
S1.0 1'-0" = 50'



1010 Mainstreet, Suite 100
Hopkins, MN. 55343
Tel: 952.278.8880

SOUTHPOINT FCU
BUFFALO, MN

PROJECT #: 221153
DATE: 03-06-2023

SHEET:
S1.0

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