

**HUGE PRICE
REDUCTION**

Great Highway 12 Location!
(Easy Access)



Motivated Seller!

PROPERTY INFORMATION

- * Sales Price \$149,000.00
Reduced to **\$110,000.00**
- * 36,880/sf (.85 Acres)
- * Wright County PID 105-027-001150
- * 2024 Taxes \$1,878.00
- * Zoned: C-2 Highway Commercial
- * Great Highway Visibility and Access
- * Businesses in the Area Include:
Allina Clinic, Cenex, Napa Auto,
Subway, Casey's, Dairy Queen,
Dollar General, Marketplace Foods,
Red Goat Restaurant, and much
more . . .



Contact:
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COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Land 370 East Cokato St., Cokato 55321



Demographics	1-Mile	3-Mile	5-Mile
Population	2,753	17,185	36,142
Average Age	36	39	40
Average Household Inc.	\$ 60,151	\$ 55,039	\$ 57,565
Median Household Inc.	\$ 52,639	\$ 50,205	\$ 52,978



TRAFFIC COUNTS - 2023

- * Cokato St./Hwy 12 - 9,600 VPD
- * C.R. 3/Broadway Ave. - 4,650 VPD

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