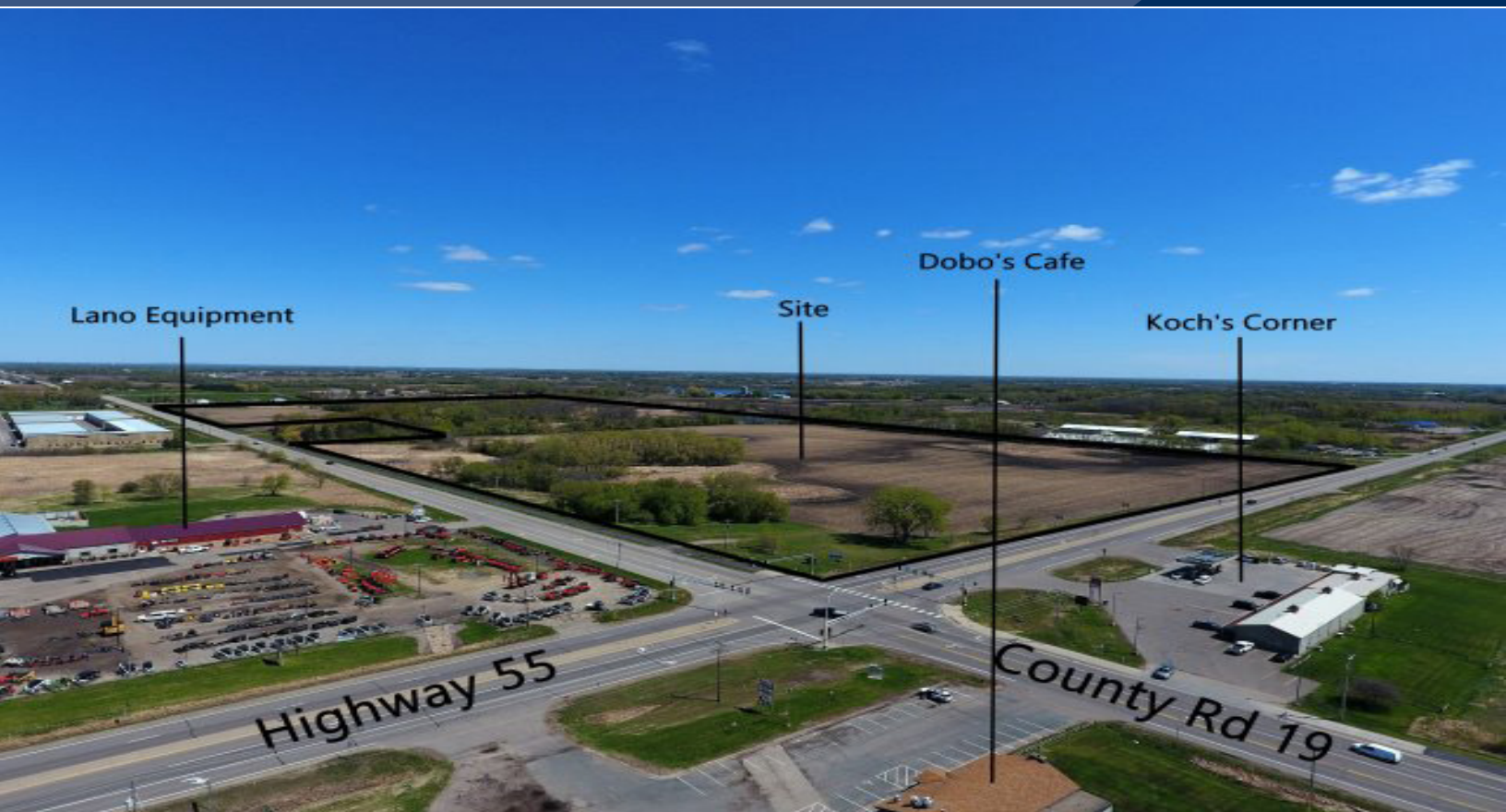


# For Sale Commercial Land 23440 Highway 55, Corcoran 55357



## PROPERTY INFORMATION

- \* Sales Price **\$3,995,000.00**
- \* 74.8 Acres (Divisible)
- \* Signalized Intersection
- \* Hennepin County PID 31.119.23.43.0001
- \* 2024 Taxes \$9,289.24
- \* North Half Zoned I-1, Light Industrial
- \* South Half Zoned C-2, Community Commercial
- \* Businesses in the Area Include:  
Lano Equipment, Dobo's, Koch's Korner,  
Crown Eagle Auto, Insolution Manufacturing,  
Park Place Storage and more!



**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@crs-mn.com**

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

# For Sale Commercial Land 23440 Highway 55, Corcoran 55357



## LOCATION INFORMATION

- \* Located on the North side of Highway 55
- \* Only 11 miles West of I-494
- \* Great Highway Corner Location



## TRAFFIC COUNTS - 2023

- \* Highway 55 - 15,800 VPD
- \* County Road 19 - 7,000 VPD

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