



COMMERCIAL REALTY SOLUTIONS

For Sale
Auto Salvage
Land/Real Estate



LITCHFIELD

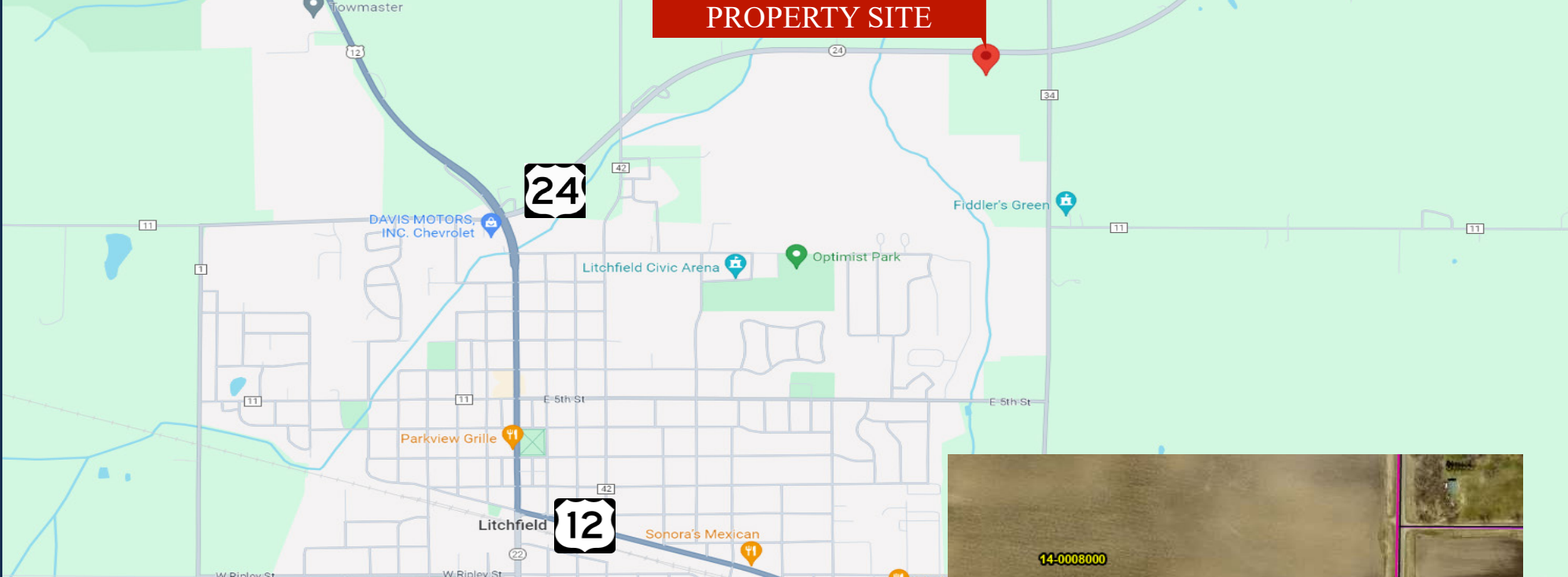
Auto Salvage & Recycling

16.6 Acres Industrial Land

62805 MN Hwy 24, Litchfield, MN 55355

Wayne Elam, Broker
763.229.4982
WElam@Crs-Mn.com

PROPERTY SITE



PROPERTY LOCATION

- * Located North of Highway 12
- * Corner of CR 34 & CR 24
- * Just 55 Miles from the Twin Cities
- * Businesses in the Area:
Walmart, Dollar Tree, Americ-Inn, McDonald's, Subway,
Napa, Pizza Hut, Running's, Taco John's, Fantastic Sam's and more.

TRAFFIC COUNTS - 2023

- * Highway 12 - 8,385 VPD
- * CSAH 34 - 3,980 VPD
- * CSAH 24 - 3,221 VPD



The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

Sales Price (Real Estate & All FF&E)

\$800,000.00

Sales Price (Real Estate Only)

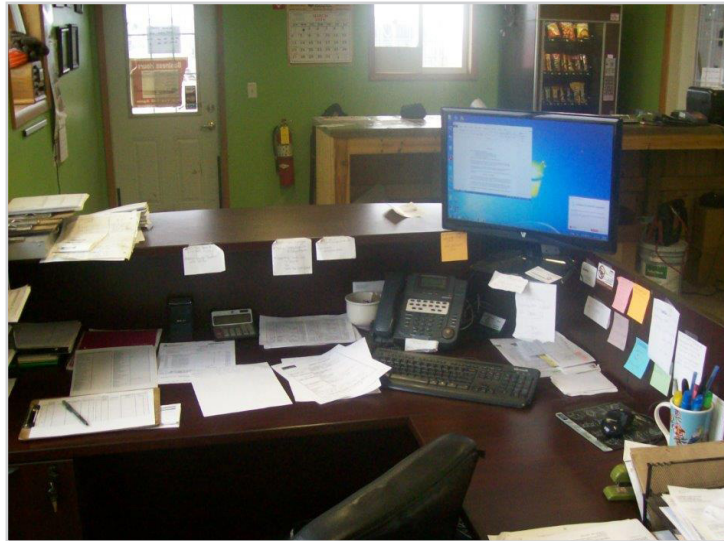
\$650,000.00

Parcel	16.6 Acres Industrial Land
Site	(3) Commercial Buildings Office Building: 3,200/sf Shop/Warehouse: 4,698/sf Cold Storage: 2,106/sf
County	Meeker
PID	14-0013000
Taxes	2024 \$4,208.00
Zoned	I-1 General Industry District



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INTERIOR/EXTERIOR



EXTERIOR



EQUIPMENT

Rice Lake Truck Scale 70' (120,000 Cap)



New Holland W80B



New Holland W80B Forks



MDI Yutani MP32013

EQUIPMENT

1996 EZ Crusher Model A



Fiat Allis FR12B Turbo



Loadlifter 2400 4-Wheel Drive



LP Forklift FG Mitsubishi Explosion Proof