



COMMERCIAL REALTY SOLUTIONS

For Sale
Auto Salvage
Land/Real Estate



LITCHFIELD

Auto Salvage & Recycling

Sales Price (Real Estate/FF&E): \$800,000

Sales Price (Real Estate Only): \$650,000.00

16.6 Acres Industrial Land

62805 MN Hwy 24, Litchfield, MN 55355

Wayne Elam, Broker
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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 - 2024

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



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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	2025 \$2,337.16 + Assessments \$18.84
Zoned	I-1 General Industry District



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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