

**Great
Highway 55
Frontage!**



PRICE REDUCED

PROPERTY INFORMATION

- * Sales Price \$2.00/psf
Reduced to \$1.65/PSF (Divisible)
- * 4.0 Acres of Commercial Land
- * Wright County
- * PID 110-050-000020
- * 2024 Taxes \$2,873.94
- * Zoned: B2 Highway Business
- * Great Commercial Parcel
- * City Utilities
- * Businesses in the Area Include:
Madigan's Pub, BP Amoco, Irish
Coffeehouse, Subway, Ace Hardware, M&M
Express Lube, Bernatello's Pizza, Subway
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 xxx Highway 55 W, Maple Lake 55358



Maple Lake Demographics			
Demographics - 2015	1-Mile	3-Mile	5-Mile
Population	2,298	2,298	9,127
Average Age	38	38	44
Average Household Inc.	\$ 47,306	\$ 47,306	\$ 63,429
Median Household Inc.	\$ 44,490	\$ 44,490	\$ 54,609



TRAFFIC COUNTS - 2023

* Highway 55 - 10,200 VPD

* C.R. 8 - 3,900 VPD

* Division Street - 3,350 VPD

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

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).