



COMMERCIAL REALTY SOLUTIONS

For Sale
Investment
Property



1st St South

WILLMAR

High Profile Location - Dense Retail Area

Building Size: 29,762/sf

1305 1st Street South, Willmar, MN 56201

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PROPERTY LOCATION

- * Willmar is 60 Miles SW of St. Cloud
- * Kandiyohi County Seat
- * Diverse Community
- * Large City Amenities and Benefits of Small Town
- * North of Hwy 23/Hwy 71 Intersection
- * South of Willmar Ave SE
- * South of Highway 12
- * Businesses in the Area:
Cash Wise Foods, Target, PetSmart, Walmart, Starbucks, Aldi,
O'Reilly Auto Parts, Taco John's and more...

TRAFFIC COUNTS - 2023

- * 1st Street - 17,000 VPD
- * Willmar Ave - 10,500 VPD



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PROPERTY OVERVIEW

Sale Price

\$1,499,000.00

Building Size	29,762/sf
Lot Size	2.2 Acres
Kandiyohi County	PID 95-923-8620
2024 Taxes	\$46,179.14
2024 Assessments	\$1,702.86
Zoned	GB General Business
Parking Spaces	Ample



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BUILDING OVERVIEW

Multi-Tenant Building 29,762/sf

Class B Building - 1-Story

Built 1990

Plaza One is a large, multi-tenant retail building located in the heart of Willmar's retail area

Great mix of regional tenants

Great investment opportunity in high profile location

Large pylon signage

Adjacent to the Uptown Willmar Mall

Current Tenants: Accurate Healthcare, AFSCME Council, The Spot Nutrition, Sewn Edge, Hair & More, Liberty Tax, and Panda Garden

EXTERIOR



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