



COMMERCIAL REALTY SOLUTIONS

For Lease  
Medical  
Office



## WILLMAR

Great Location - Medical Office

**Lease Rate: \$16.00 Net**

Building Size: 11,800/sf (Available: 4,000/sf)

1320 1st Street South, Willmar, MN 56201

Jason Duininck, Broker  
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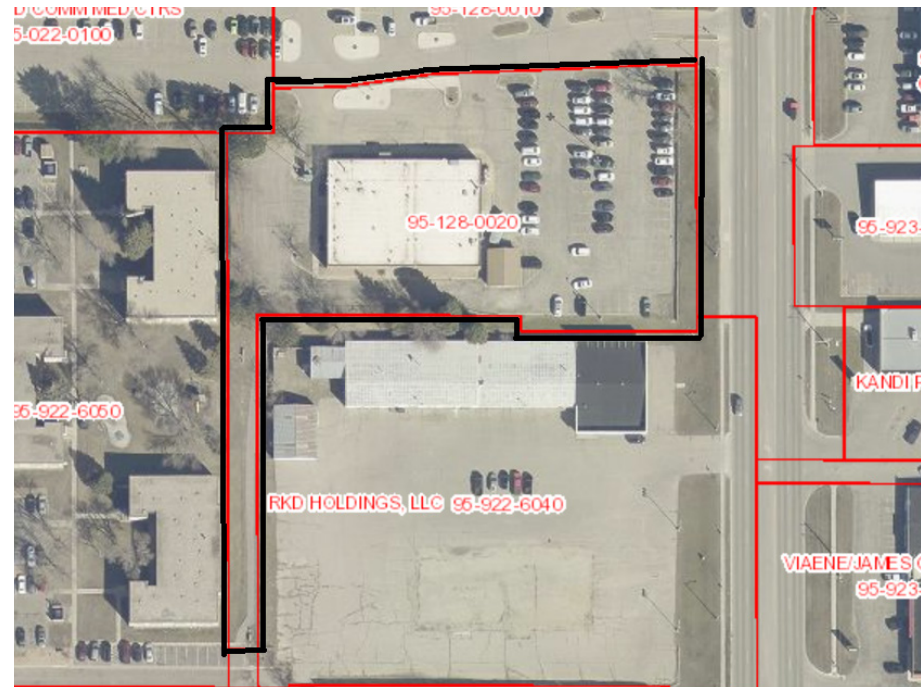


## PROPERTY LOCATION

- \* Close to Intersection of Willmar Ave & 1st St S
- \* West Side of 1st Street
- \* Businesses in the Area:  
 Cash Wise Foods, Walt's, Panda Garden, Walgreens, TJ Maxx,  
 Carris Health Clinic & Out Patient Surgery Center,  
 Herbert and Gerberts, Taco Johns, H&R Block, Kohls,  
 New to You, LULU Beans, Tires Plus, Lake Region Bank,  
 Bremer Bank and more...

## TRAFFIC COUNTS - 2023

- \* 1st Street South - 12,936 VPD
- \* Willmar Ave - 9,151 VPD



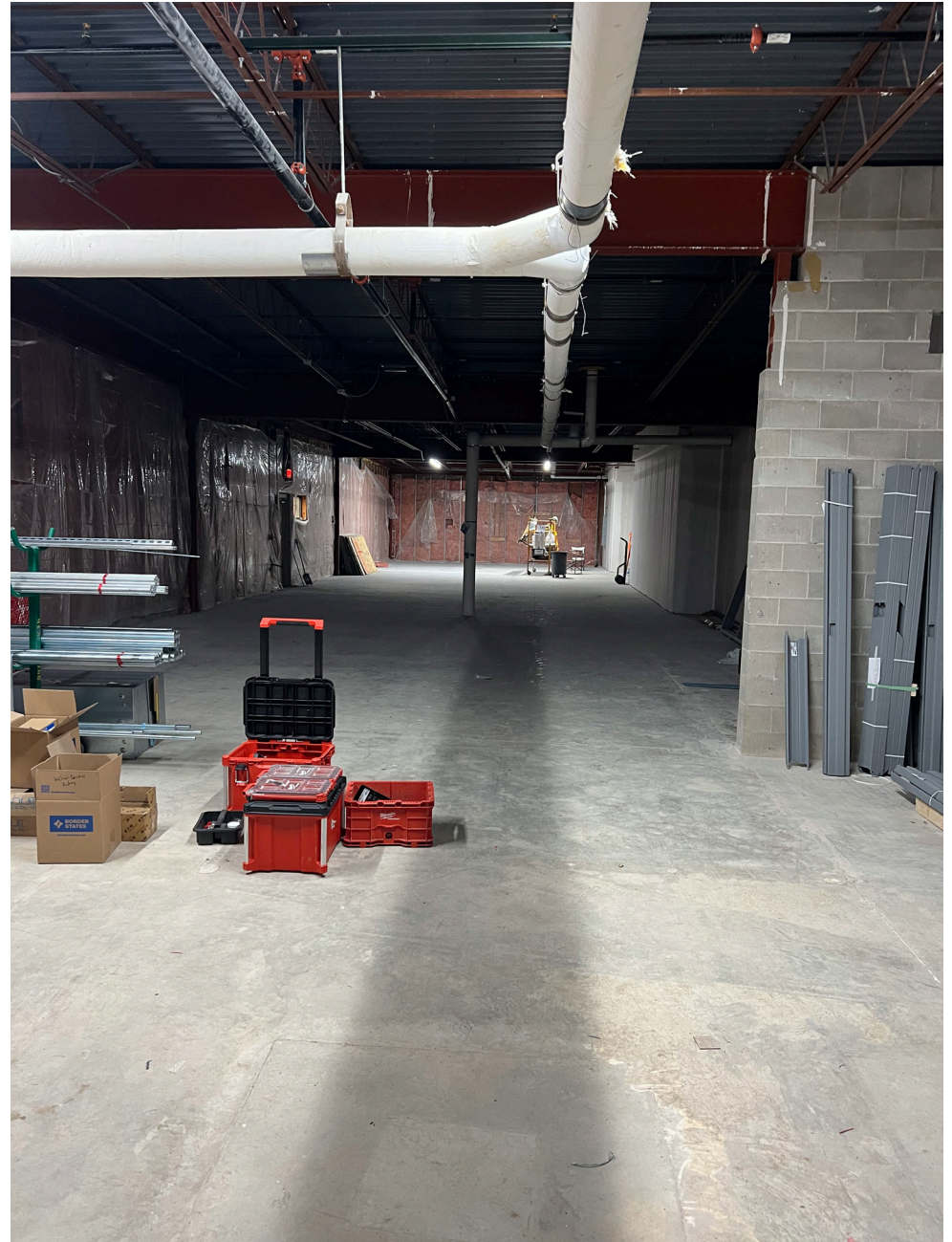
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# PROPERTY OVERVIEW

Lease Rate

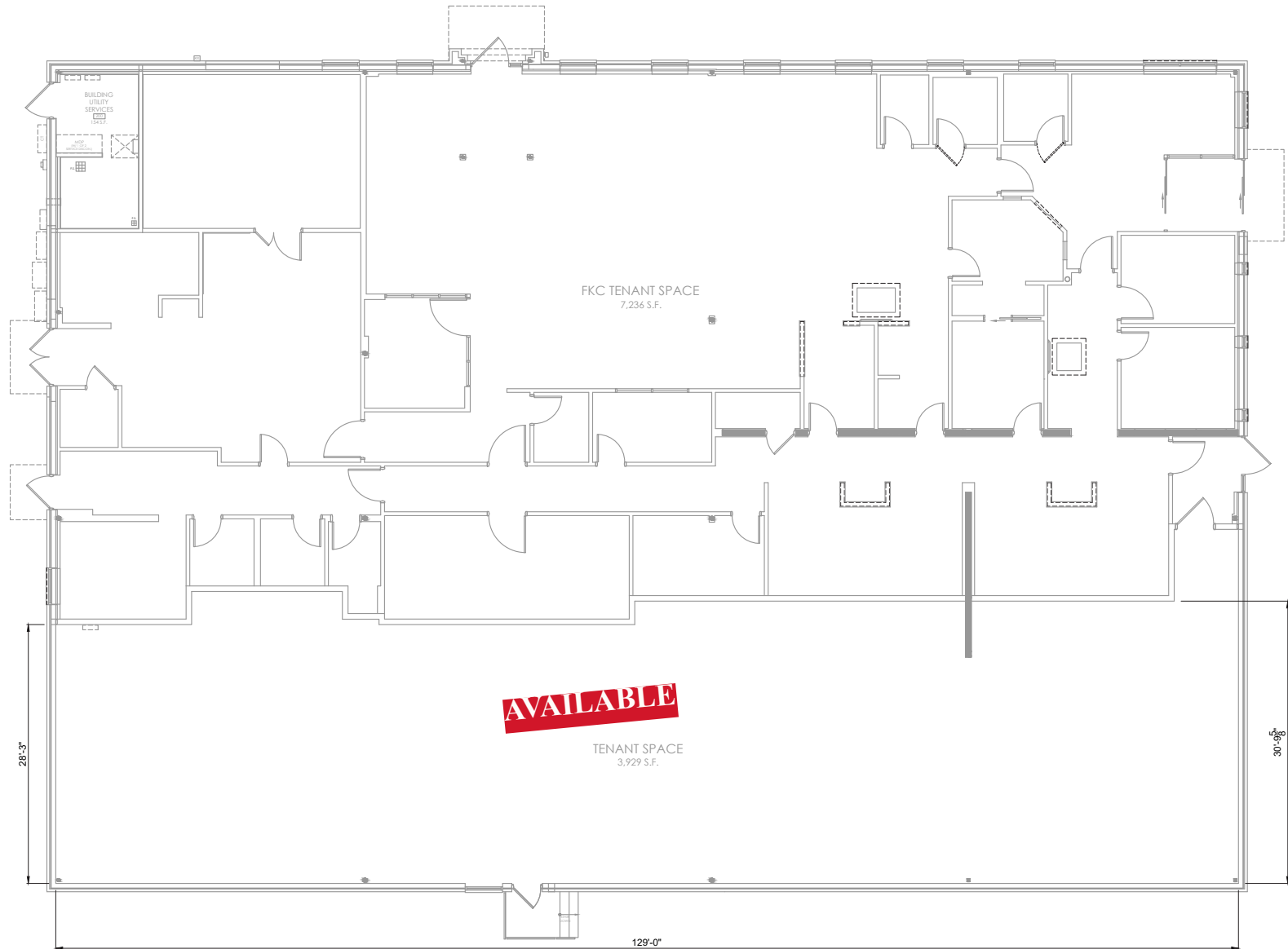
\$16.00 Net

Operating Expenses	TBD
Building Size	11,800/sf
Space Available	4,000/sf
Lot Size	1.19 Acres
Kandiyohi County	PID 95-128-0020
2024 Taxes	\$6,360.00
Zoned	G2 General Business
Built	1986
Parking	30+



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# FLOOR PLAN



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# EXTERIOR



## PROPERTY INFORMATION

- \* Front Entrance & Side Entrance
- \* Space Ready for Build to Suite  
(Building Owner willing to add windows along front and side of building to suit Tenant needs.)
- \* Great Location for Medical Office
- \* Single or Multi Tenant Building
- \* HVAC - 5 Ton Trane Unit
- \* Electrical - 3 Phase, 200 Amp
- \* Interior Wet Sprinkler

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