

For Sale
9+ Acre Commercial Land/Divisible
2101 Highway 12 E, Willmar 56201

SITE

PRICE REDUCED



PROPERTY INFORMATION

- * Sales Price ~~\$999,000.00~~
Reduced to **\$925,000.00**
- * Lot is 9.64 Acres (Divisible)
- * Kandiyohi County
- * PID 95-498-0010 Taxes \$TBD
- * Zoned: 233 Commercial
- * Businesses in Area Include:
Best Western Hotel, Ruffs Sports Bar, Green Mill,
Bolten and Menk, Dairy Queen, Grand Rental,
Stacy's Nursery & Eagles Club, Kwik Trip, Subway,
Nelson International, Marcus Construction,
Home State Bank, Burger King, Westside Liquor,
Quality Title of Willmar and Duininck Concrete.



Contact:
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3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com



COMMERCIAL REALTY SOLUTIONS

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LOCATION INFORMATION

* This parcel is a great opportunity for Commercial Development with high traffic visibility and close proximity to Highway 12, Highway 23/71 bypass, the Willmar Conference Center and several hotels. Great location for a restaurant, or fast-food establishment could be a great addition to this growing side of Willmar. There is room for hospitality and entertainment as well as a great location for retail. There is room and potential to sub-divide (priced according to splitting the frontage value at \$4.50/sf and the back land prices less). This location would be great for lite industrial having a rail to the north may bring opportunities.



TRAFFIC COUNTS - 2024

* Hwy 12 - 9,300 VPD

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