



COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Land NWC Hwy 71 & Hwy 23, Willmar 56201



Land Adjacent to National Retailers!

PROPERTY INFORMATION

- * Sales Price **\$1.00 to \$4.00/psf**
- * 62.63 Acres (Divisible)
- * Kandiyohi County
- * PID 33-026-0010
2024 Taxes \$1,644.56 + \$53.44 Assessments
- * PID 33-023-0080
2024 Taxes \$1,616.82 + \$75.18 Assessments
- * Zoning: C-I Commercial/Industrial
- * Full access to city sewer and water
- * Fastest growing non-metropolitan city in Minnesota
- * Quick Access to Highway 71 & Highway 23
- * Businesses in the Area Include:
Home Depot, WalMart, Menards, Applebee's, Country Inn & Suites, Perkins, Target and much more



Contact:
WAYNE ELAM
(763) 229-4982
WElam@crs-mn.com

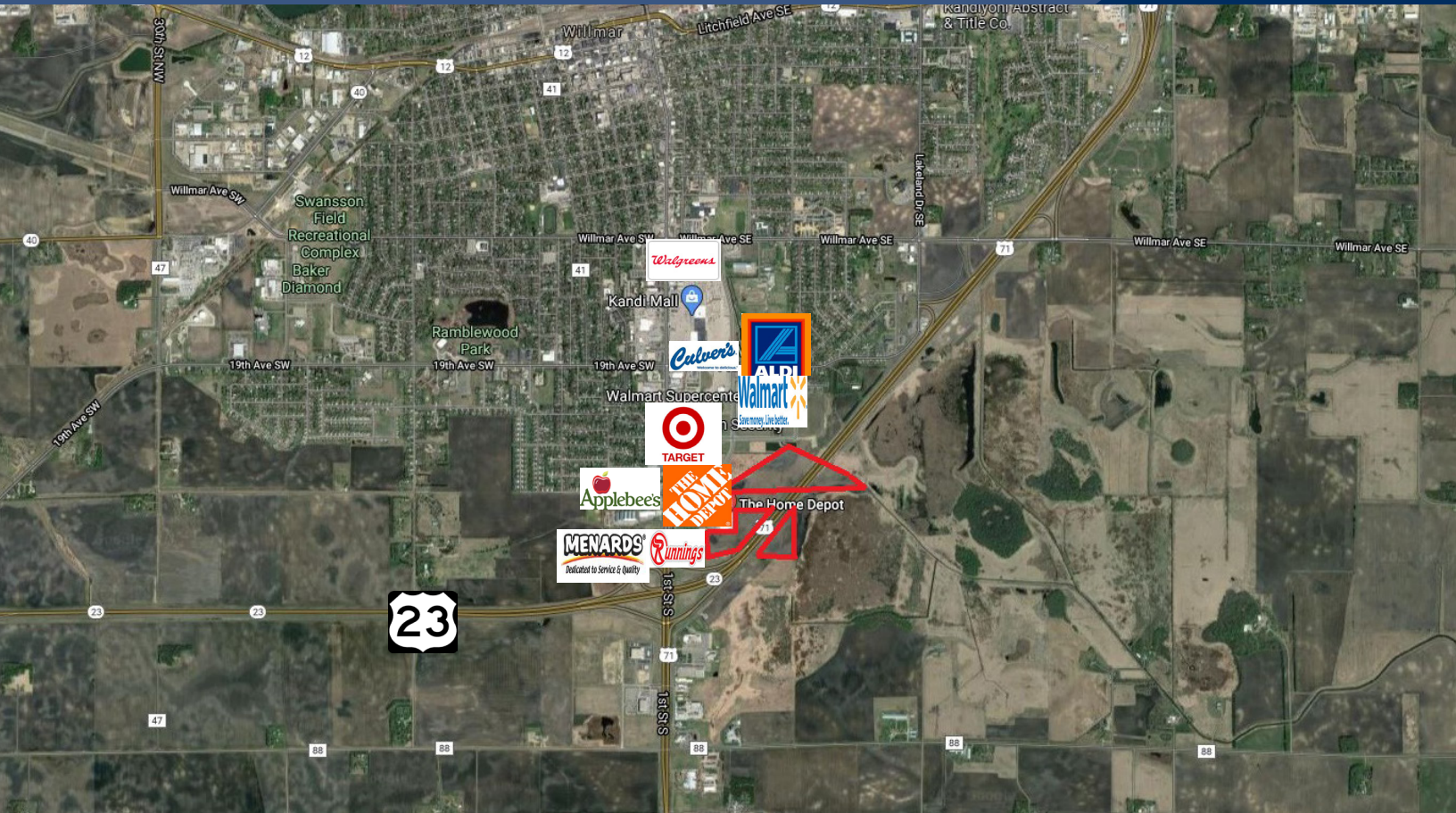
3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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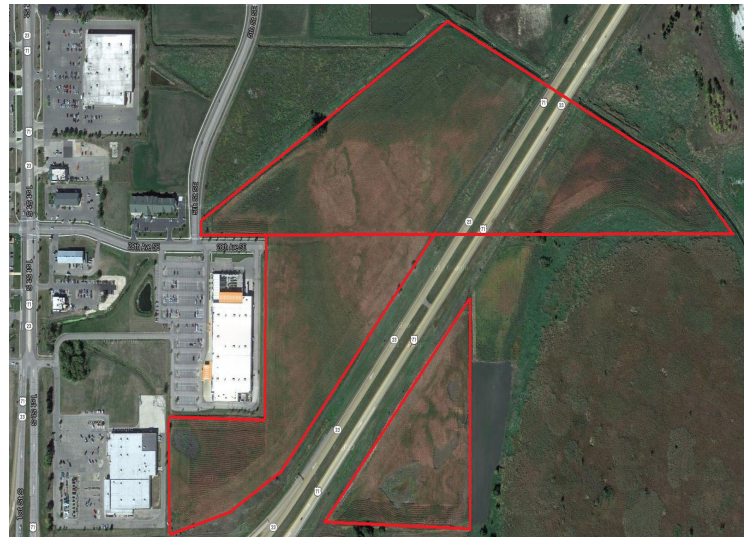
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LOCATION INFORMATION

- * Great Highway Visibility!
- * Quick Access to Highway's
- * Major Retailers in the Area Include:
Target, Home Depot, Wal-Mart, Perkins,
Country Inn Suites, Best Buy and more . . .



TRAFFIC COUNTS - 2023

- * Highway 71 - 6,700 VPD
- * Highway 23 - 9,300 VPD

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**Businesses in
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