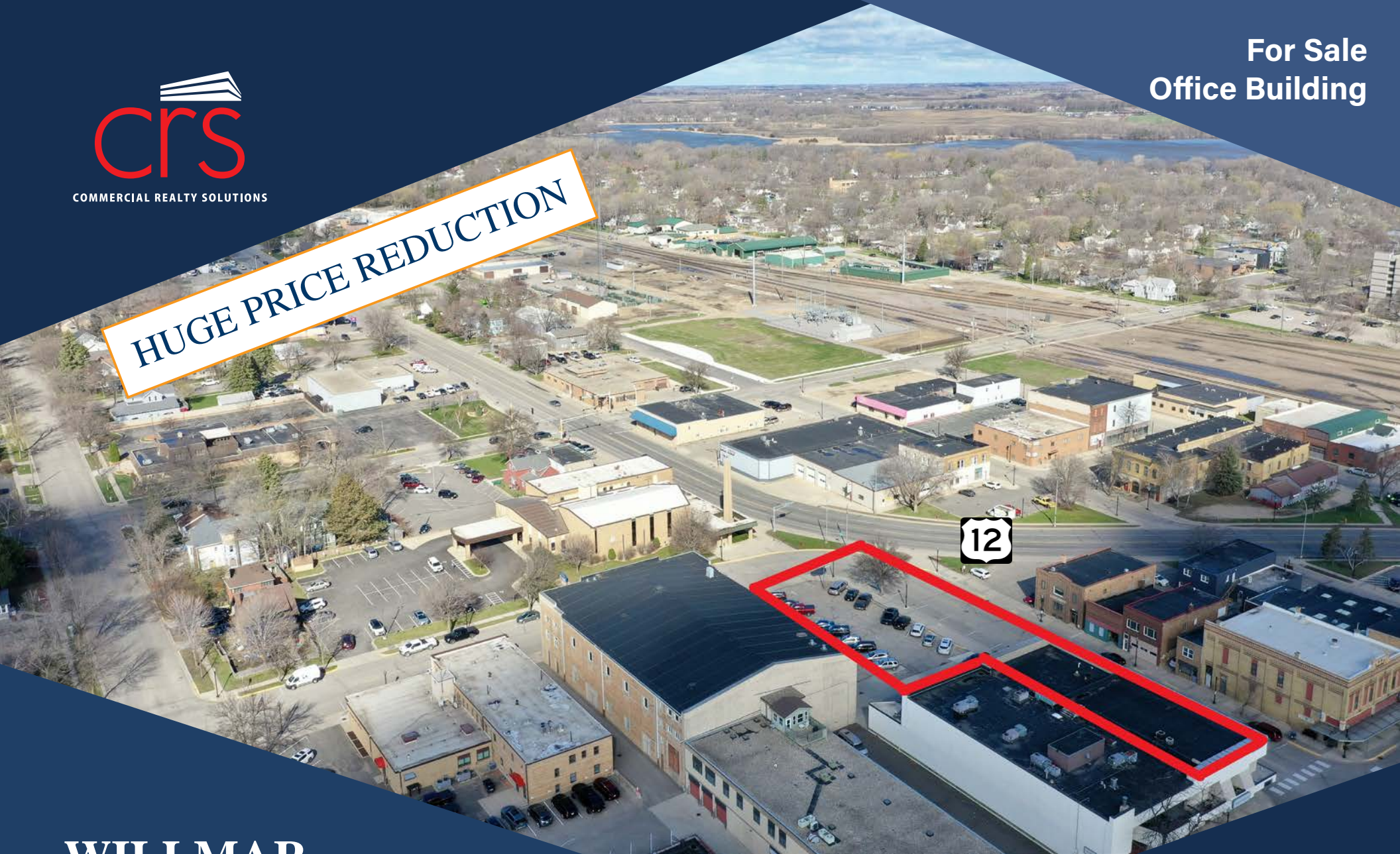




For Sale  
Office Building

HUGE PRICE REDUCTION



# WILLMAR

## Historic Building Downtown Willmar

Building: 25,712/sf

302 5th Street SW, Willmar, MN 56201

Jason Duininck, Broker  
320.212.9330

[JDuininck@commrealtysolutions.com](mailto:JDuininck@commrealtysolutions.com)



## PROPERTY LOCATION

- \* Heart of Downtown Willmar
- \* South Side of Hwy 12
- \* West of Hwy 71
- \* Businesses in the Area:  
Rice Hospital, Jakes Pizza, Kandiyohi Court House,  
Willmar Library, Willmar Post Office, KwikTrip and more...

## TRAFFIC COUNTS - 2023

- \* Litchfield Ave - 2,670 VPD
- \* 5th Street - 1,600 VPD



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# PROPERTY OVERVIEW

Sales Price

~~\$1,300,000.00~~

Reduced to **\$1,199,999.00**

Building Size	25,712/sf 1st Floor - 13,763/sf 2nd Floor - 11,949/sf
Kandiyohi County	PID 95-003-4820 PID 95-003-4940
2024 Taxes	\$11,496.00 \$2,138.00
Zoned	CBD Central Business District
Availability	Fall 2024

# BUILDING OVERVIEW

Tenant	Single or Multi-Tenant
Roof	2009 Replacement, 2023 Repairs
HVAC	Yes; New Heating System Fall 2018
Electrical	280 volt
Elevator	Yes
Sprinkler System	1st Floor Only (Wet System)
Lighting	2024 LED Lighting Upgrades & Parking Lot Lighting
Parking Spaces	80

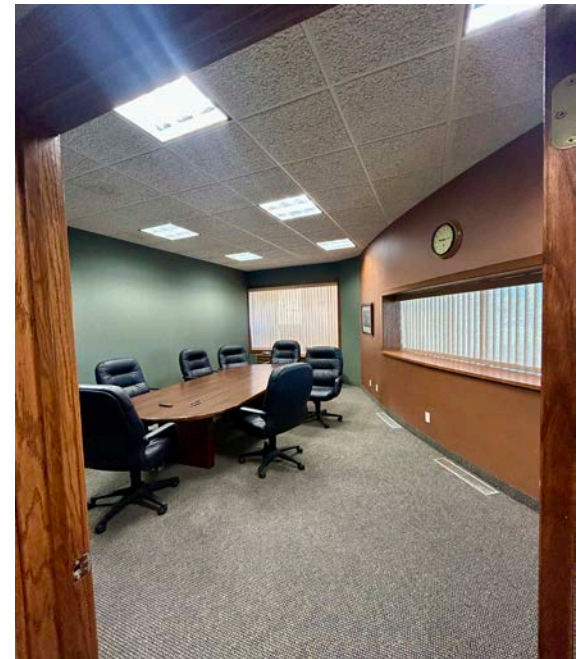
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# INTERIOR



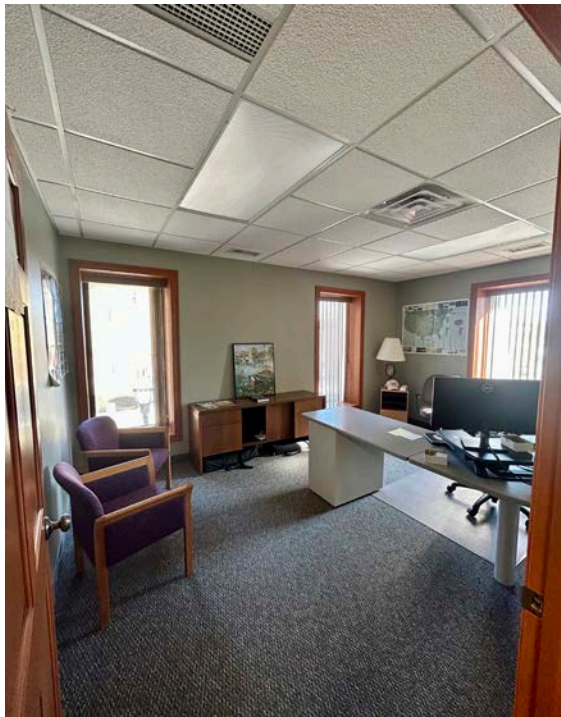
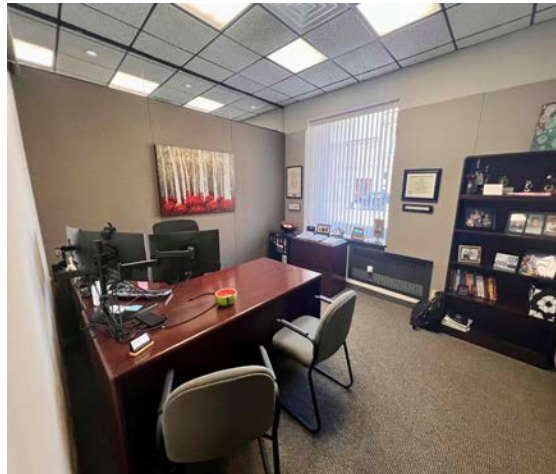
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# EXTERIOR



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