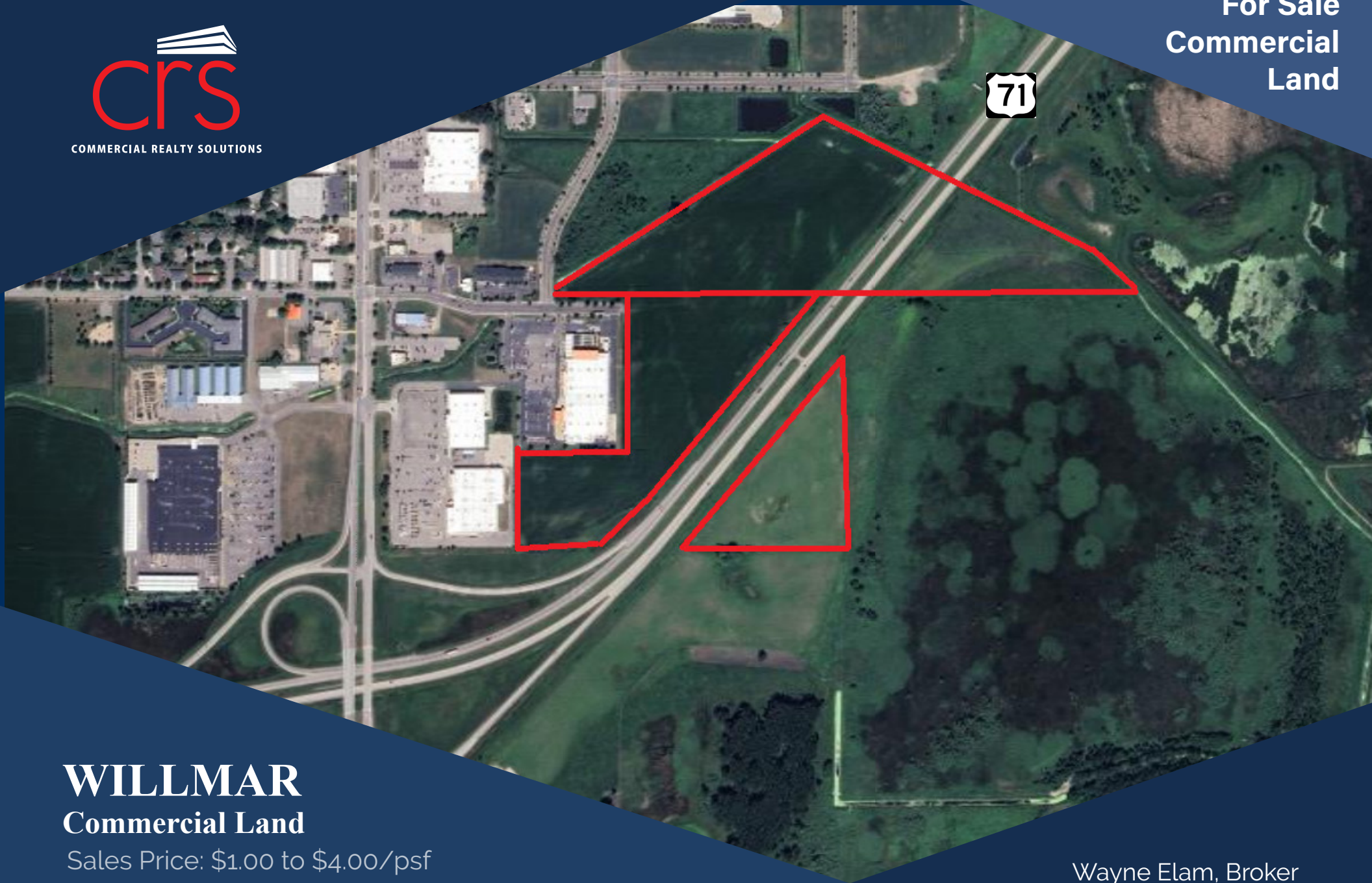




COMMERCIAL REALTY SOLUTIONS

**For Sale
Commercial
Land**



WILLMAR

Commercial Land

Sales Price: \$1.00 to \$4.00/psf

62.63 Acres (Divisible)

NWC Hwy 71 & Hwy 23, Willmar, MN 56201

Wayne Elam, Broker
763.229.4982
WElam@crs-mn.com



PROPERTY LOCATION

- * Great Highway Visibility!
- * Quick Access to Highway 71 & Highway 23

TRAFFIC COUNTS - 2024

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

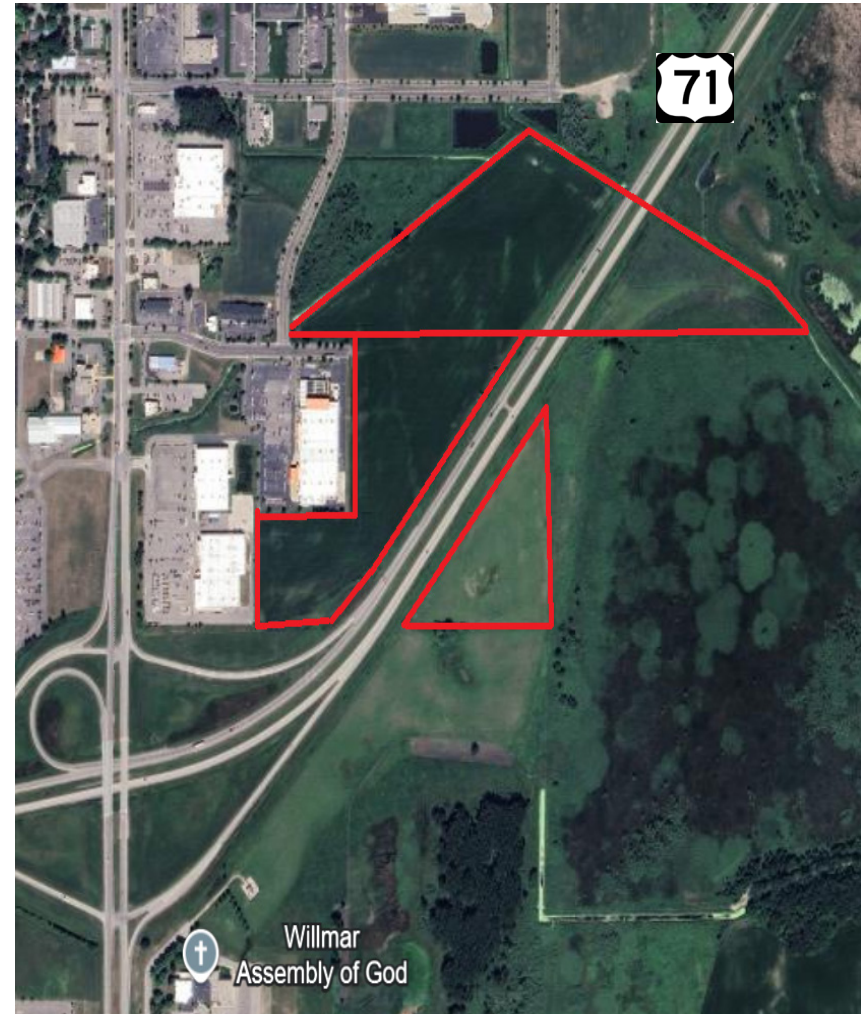


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PROPERTY OVERVIEW

Sales Price
\$1.00 to \$4.00/psf

| | |
|------------------|---|
| Lot Size | 62.63 Acres (Divisible) |
| Kandiyohi County | PID 33-026-0010 PID 33-023-0080 |
| 2025 Taxes | \$1,682.56 + Assessments \$53.44 \$1,634.82 + Assessments \$75.18 |
| Zoned | C-1 Commercial/Industrial |
| Other | * Full Access to City Sewer and Water * Fastest growing non-metropolitan city in Minnesota |



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AREA BUSINESSES



**Businesses in the
Area Include...**

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