



COMMERCIAL REALTY SOLUTIONS

For Sale
Industrial
Building

Robert Street
Highway 12

WILLMAR

Great Highway 12 Location

Sale Price: **\$349,000**

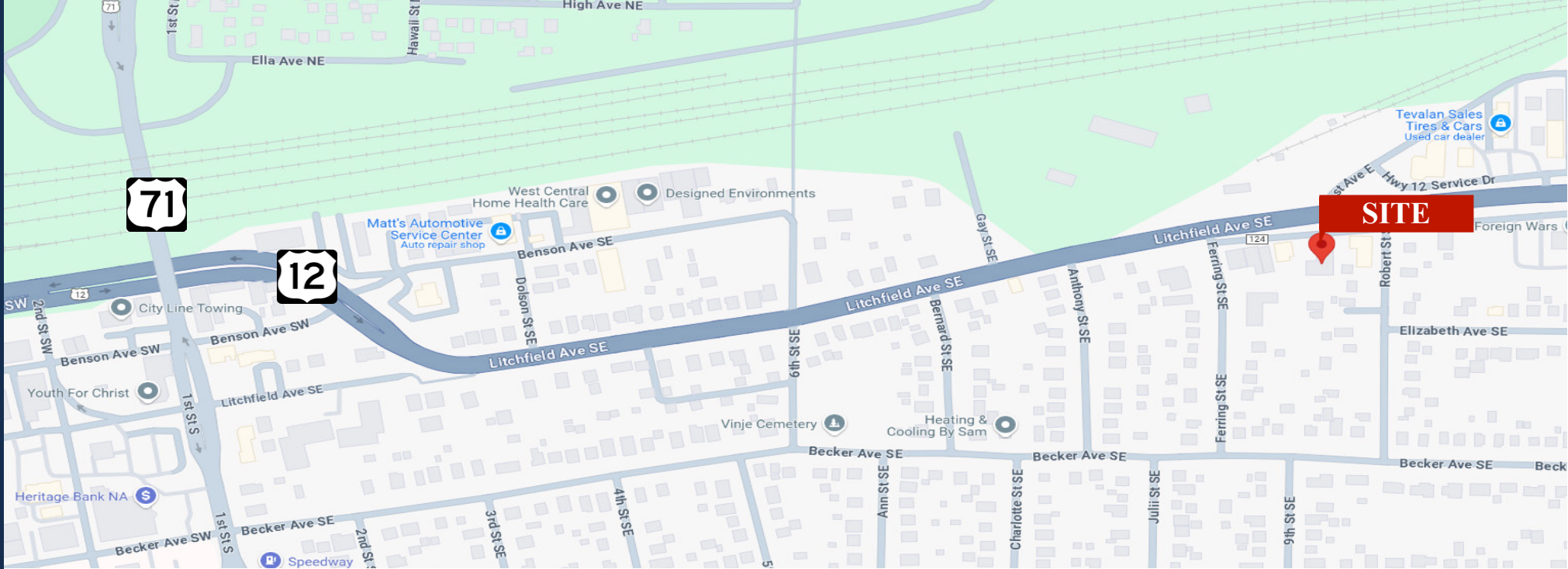
Building: 4,824/sf

918 Litchfield Ave SE, Willmar, MN 56201

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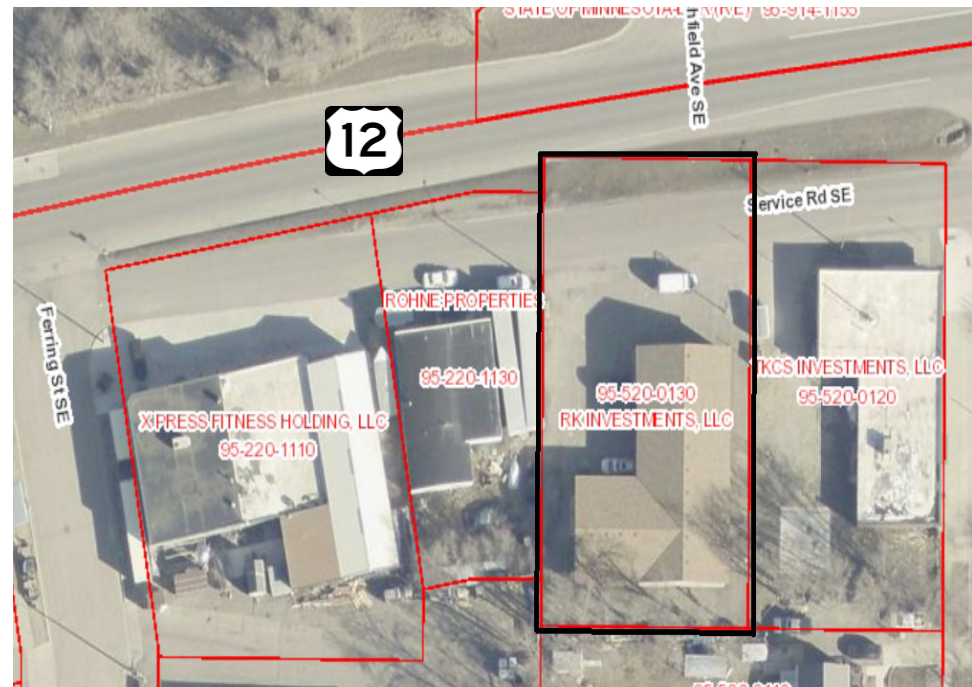


PROPERTY LOCATION

- * Located on Hwy 12
- * 1.5 Miles West of Hwy 23/71 Bi-Pass
- * Businesses in the Area:
 KwikTrip, Nelson International, Marcus Construction, Stacy Nursery, Holiday Inn Express, Dairy Queen, Subway, Kandiyohi County Public Works, Home State Bank, J.D. Kreps Financial, West Side Liquor, Quality Title of Willmar, Willmar Community Foundation, Kandiyohi County EDC, Border States Supply, American Door Works, Mathenson Gas, Gurley's Foods and more...

TRAFFIC COUNTS - 2023

* Highway 12 - 6,687 VPD



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PROPERTY OVERVIEW

Sales Price
\$349,000.00

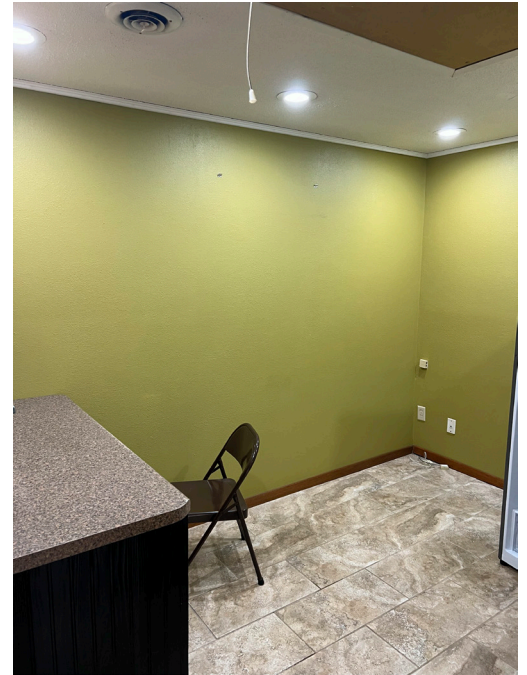
Building Size	4,824/sf
Lot	15,000/SF
Kandiyohi County	PID 95-520-0130
2024 Taxes	\$4,282.00
Zoned	GB3 - General Business
Built	1986

BUILDING OVERVIEW

Tenant	Single
Building	42' x 80' plus 32' x 40'
Lot Size	100' x 185'
Roof	Asphalt Roof Replaced 2023
HVAC	Forced Air - Natural Gas - Central Air
Clear Height	12'
Overhead Door(s)	1 Drive-In - 10' x 10'
Parking Spaces	12

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INTERIOR



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EXTERIOR



PROPERTY INFORMATION

- * Open Warehouse/Garage Area
- * Metal Steel Siding
- * City Sewer / Water
- * Asphalt Driveway
- * Overhead Door Opener
- * Heated and Insulated Warehouse/Garage
- * (3) Private Offices
- * Restroom
- * Full Wheelchair Access

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