



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial /Residential
Land

County Rd 35

Calder Ave

BUFFALO

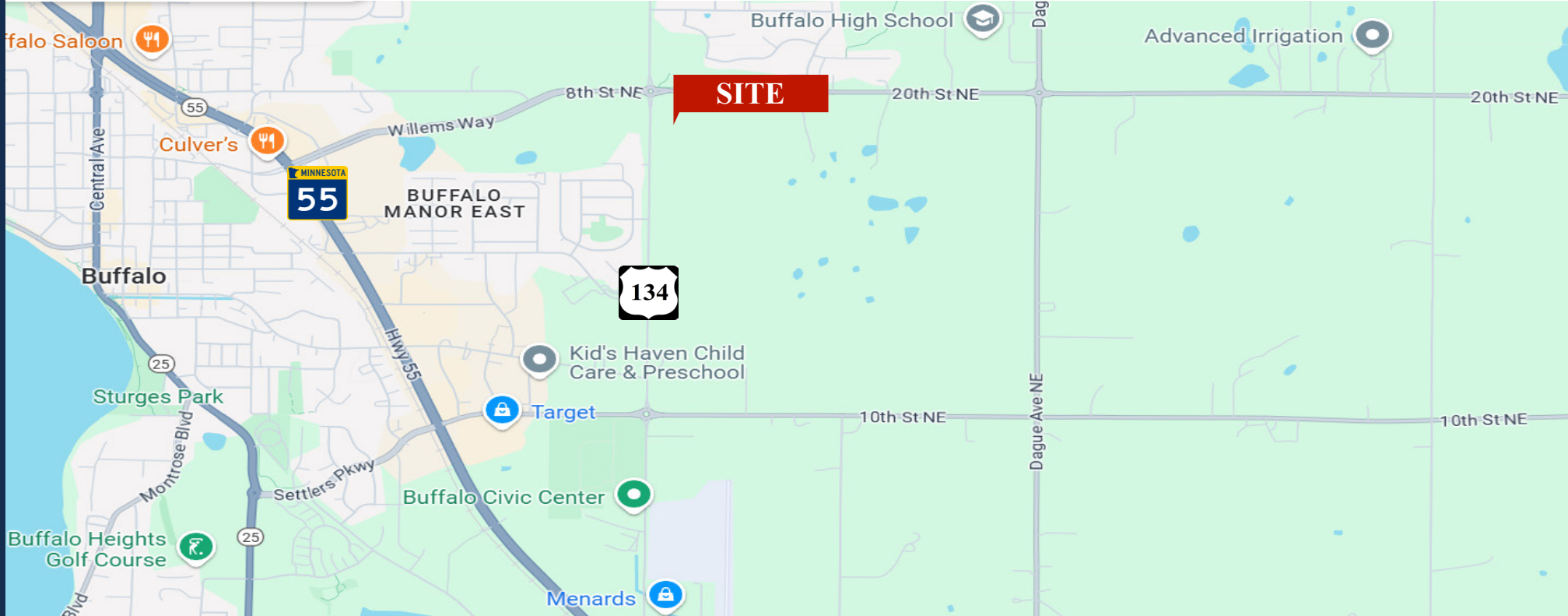
Commercial/Residential Land

Sale Price: \$1.50/psf

37 Acres

C.R. 35 & C.R. 134, Buffalo, MN 55313

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



PROPERTY LOCATION

- * Quick and Easy Access to CR 35
- * Quick Access to Highway 55
- * Major Retailers in the Area Include:
Menard's, Target, Cub Foods, Walmart and more...

TRAFFIC COUNTS - 2024

- * Highway 55 - 18,000 VPD
- * CR 35 - 3,850 VPD
- * CR 134 - 2,200 VPD



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PROPERTY OVERVIEW

Sale Price
\$1.50/psf

Lot Size	37 Acres - Divisible
County	Wright
PIDs	202-000-282100 2025 Taxes \$280.00 202.000.282300 2025 Taxes \$496.00
Zoned	A-1 Agricultural-Rural Service Area
Other	- Future Land Use is Commercial - Located East of Buffalo High School - Near Wells Fargo Bank, Cub Foods, Buffalo Wine & Spirits, Culver's, Tires Plus, McDonald's, Targe, Walmart and much more!

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