



COMMERCIAL REALTY SOLUTIONS

For Sale  
Commercial  
Buildings



## WILLMAR

### Commercial Buildings

Sales Price: ~~\$1,499,999.00~~ Reduced to: \$999,999.00

Building: 17,000/sf + 1,680/sf

1418 1st St S, Willmar, MN 56201

**HUGE PRICE REDUCTION**

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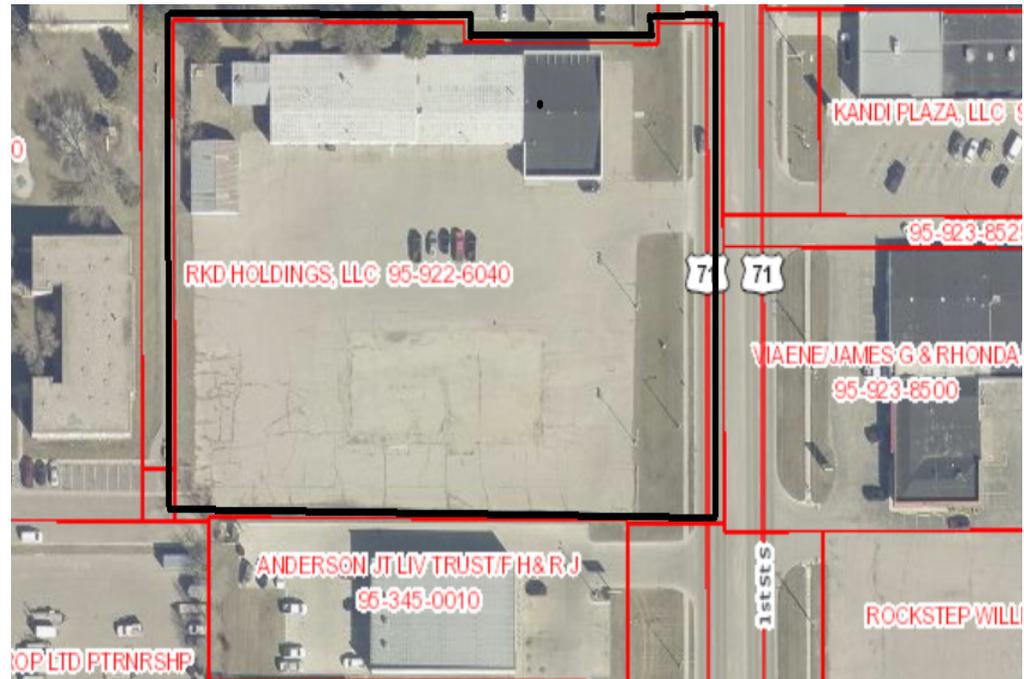


## PROPERTY LOCATION

- \* 1 Mile North of Hwy 23/71 Interchange
- \* Best Property on 1st Street
- \* Just South of County Rd 23 & 1st Street
- \* Businesses in the Area:  
 Waltz Car Wash, Popeyes Chicken, Burger King,  
 Taco Johns, Walgreens, Erbert & Gerberts,  
 Affiliated Community Medical Centers, Panda Gardens,  
 New to You, Coborns Grocery, KwikTrip, Bremer Bank,  
 Central Tire and Auto, Lake Region Bank, Aspen Dental,  
 Wells Fargo Bank, Culvers, Cub Foods, Target, Menards,  
 Home Depot, Walmart, Hobby Lobby and more...

## TRAFFIC COUNTS - 2024

- \* 1st Street - 15,600 VPD
- \* 5th Street - 10,800 VPD



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# PROPERTY OVERVIEW

1418 1st St S, Willmar, MN

Sales Price

\$1,499,999.00

Reduced to: \$999,999.00

Building Size	17,000/sf & 1,680/sf
Lot Size	3.04 Acres +/-
Kandiyohi County	PID 95-922-6040
2025 Taxes	\$31,644.00
Zoned	233 COMM LAND/BLD
Year Built	1965
No. of Floors	One (1)
Tenant	Single
HVAC	Gas Heat, Radiant, Forced Air
Electrical	3 Phase
Overhead Doors	Eleven (11) Drive-In; (7) 9'x9', (4) 9'x14'
Clear Height	14'
Parking Spaces	50



Nearly 3 Acres, 312+/- foot frontage on FIRST STREET SOUTH - Prime/RARE parcel. MNDOT daily average traffic counts 15,600. Located between two of nearly the busiest intersections in the five county area. High Visibility. Possible Rear Southwest corner ingress/egress off 15th Ave SW. Nearby Medical, shopping centers, restaurants, grocery and housing.

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# INTERIOR



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