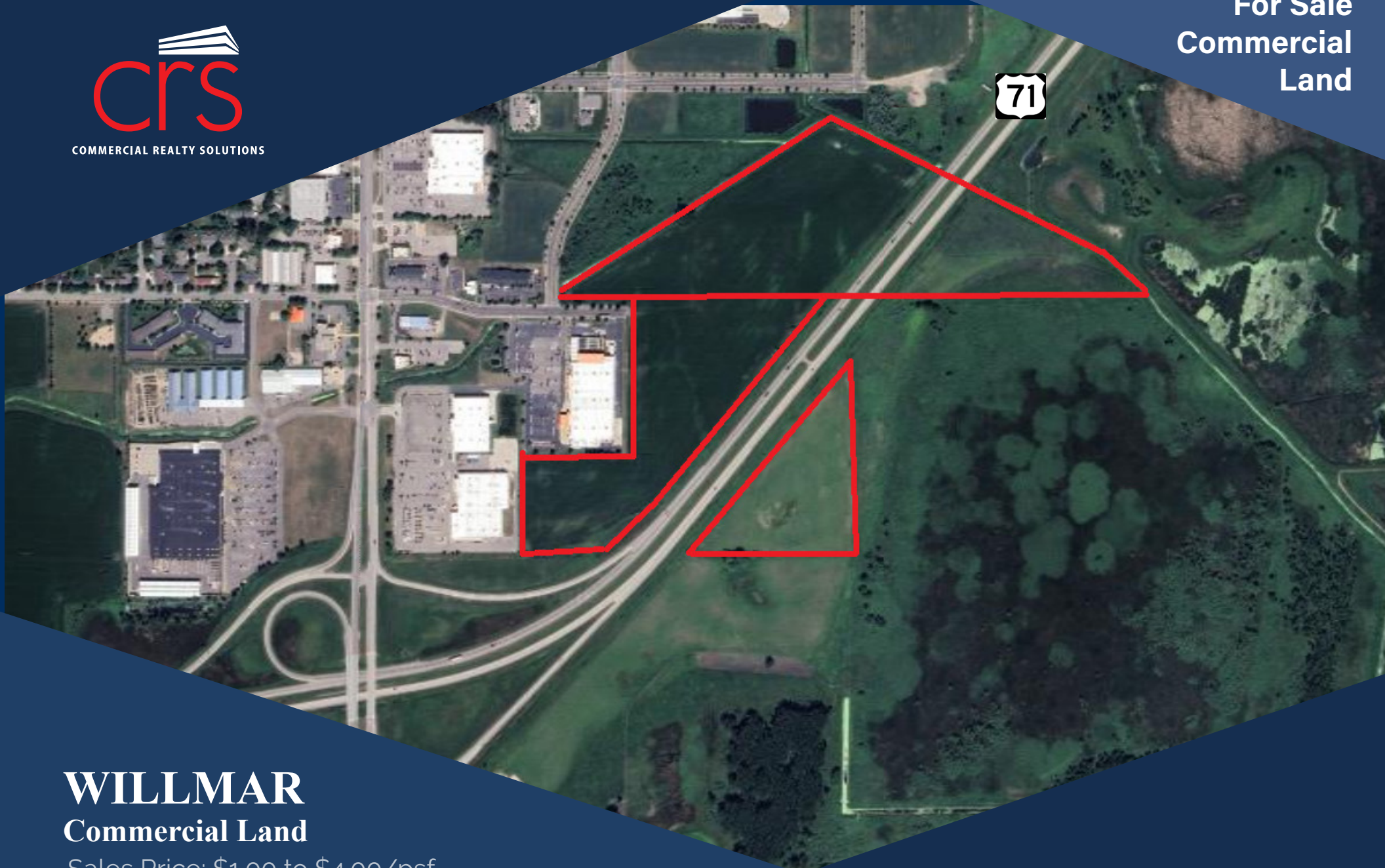




COMMERCIAL REALTY SOLUTIONS

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

Joseph Elam, Broker

320.282.8410

[JElam@Crs-Mn.com](mailto:JElam@Crs-Mn.com)

Wayne Elam, Broker

763.229.4982

[WElam@Crs-Mn.com](mailto:WElam@Crs-Mn.com)

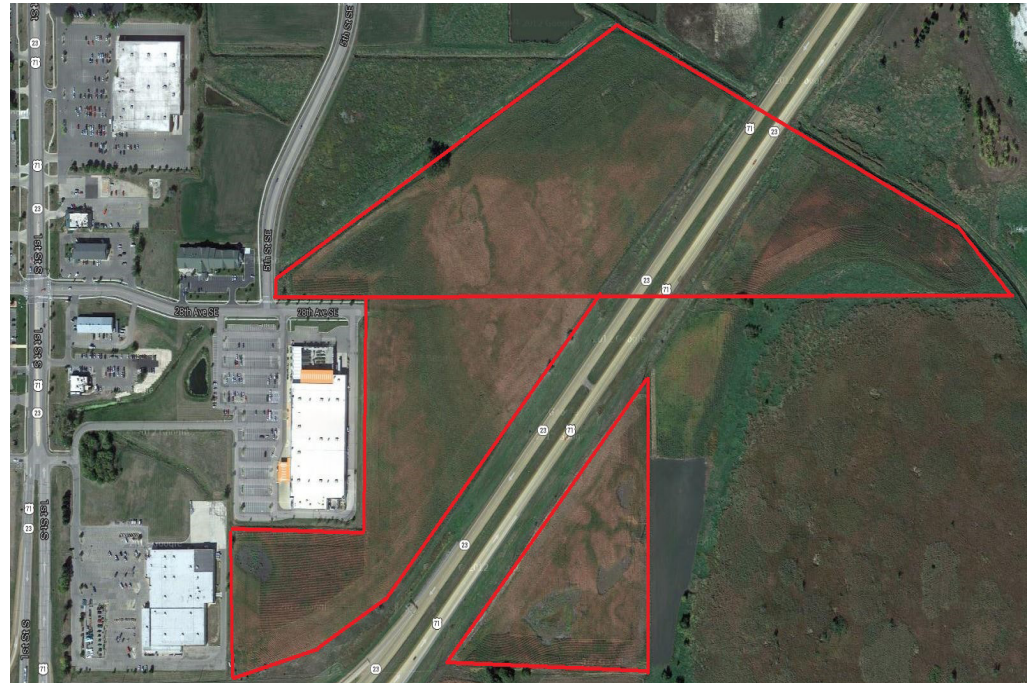


## PROPERTY LOCATION

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

### TRAFFIC COUNTS - 2025

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



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# PROPERTY OVERVIEW

Hwy 71 & Hwy 23, Willmar, MN

Sales Price

\$1.00 to \$4.00/psf

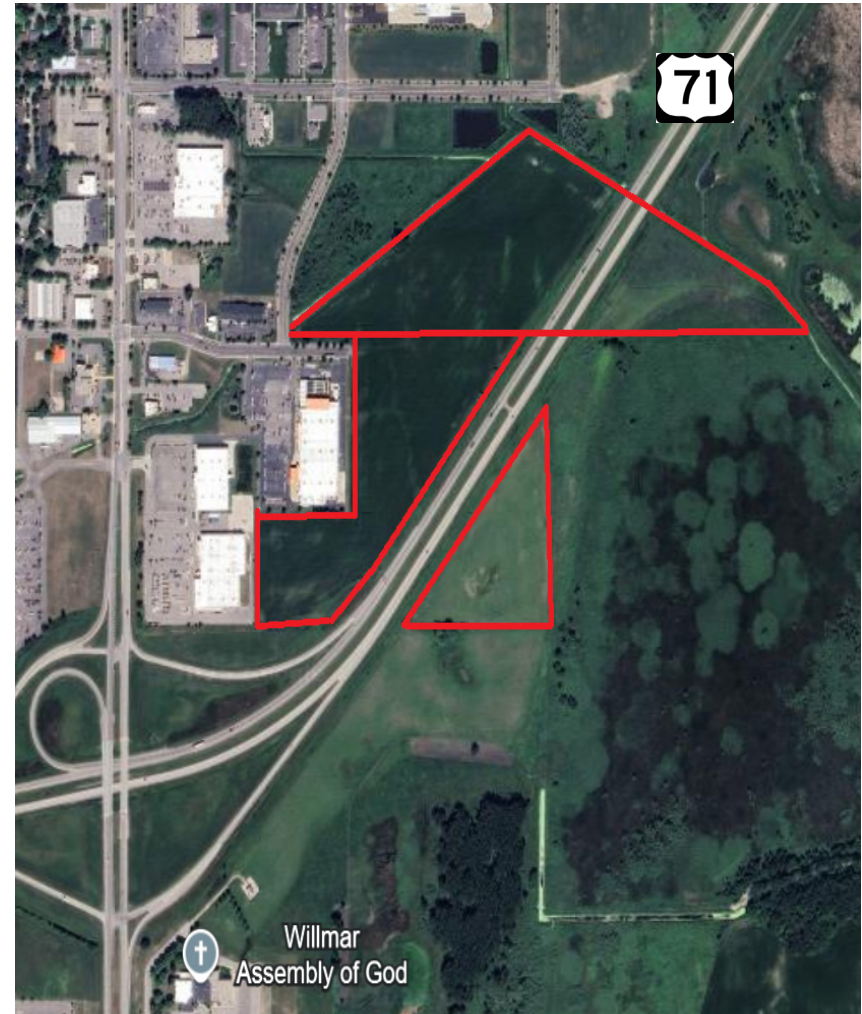
Lot Size 62.63 Acres (Divisible)

Kandiyohi County PID 33-026-0010  
PID 33-023-0080

2026 Taxes \$1,142.38 + Assessments \$35.62  
\$1,707.88 + Assessments \$50.12

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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