



COMMERCIAL REALTY SOLUTIONS

For Sale
Commercial
Property



WILLMAR

Great Corner Commercial Property

Sales Price: \$700,000.00

Building: 4,600/sf + Lot Size: 0.61 Acres

104 Litchfield Ave SE, Willmar, MN 56201

Jason Duininck, Broker
320.212.9330
JDuinick@crs-mn.com



PROPERTY LOCATION

- * Great Corner Location
- * SE Corner of Litchfield Ave and 1st Street S.
- * Easy Access to Hwy 12
- * 1st Street is Hwy 71
- * Businesses in the Area:
Youth for Christ, Kwik Trip, Speedway, CentraCare, McDonald's, Rice Memorial Hospital, Snap Fitness, Willmar Fire Department, State Farm Insurance, Cash Wise, New York Gyro, Domino's, Walt's, Fresenius Kidney Care, Taco John's, New to You, Lulu's Coffee, Concord Bank, US Bank, Heritage Bank and more...

TRAFFIC COUNTS - 2024

- * 1st Street S - 11,874 VPD
- * Litchfield Ave SE - 5,739 VPD



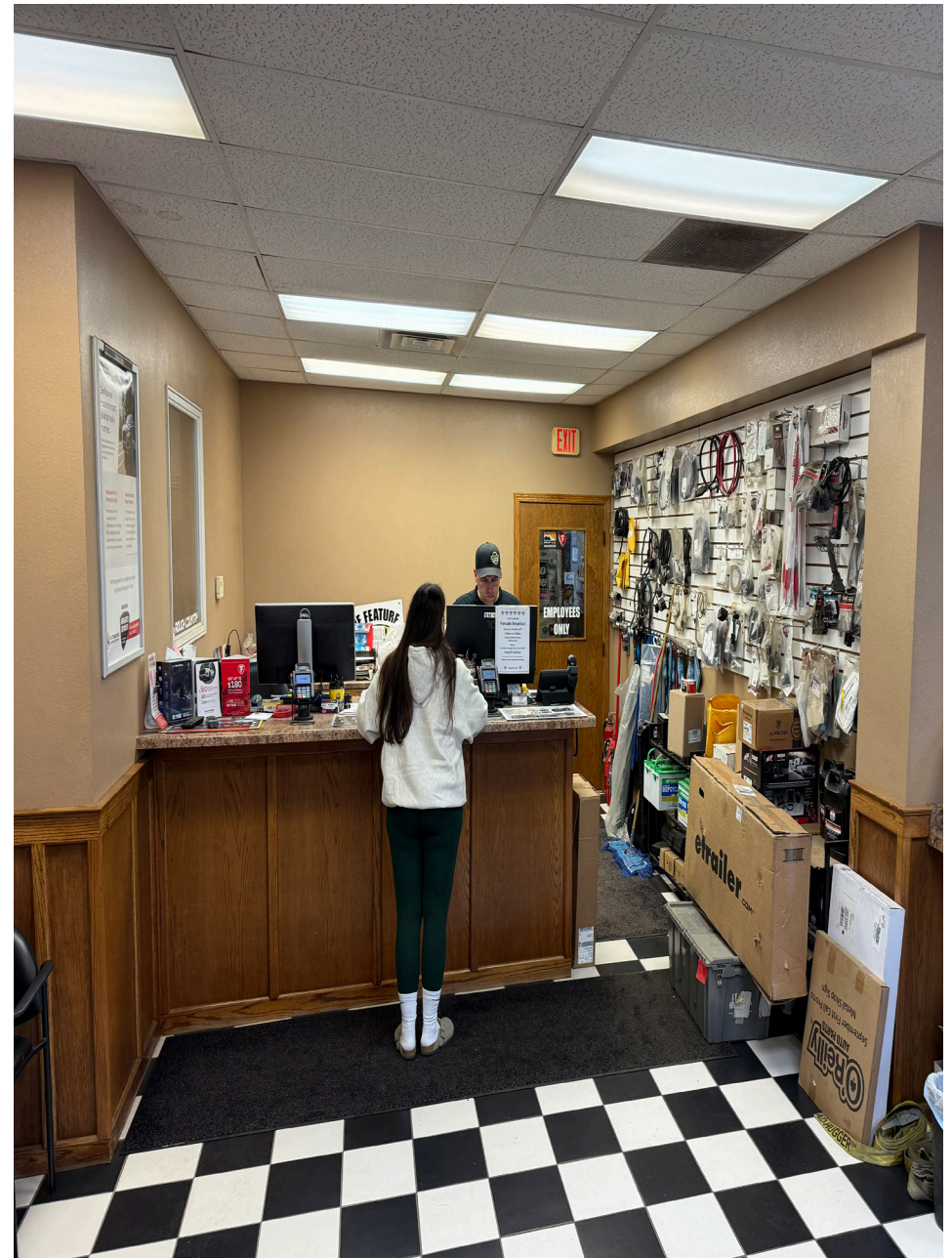
The information contained herein was obtained from sources believed to be reliable, but Commercial Realty Solutions has not verified nor has any knowledge regarding the accuracy of information and makes no representation or warranty concerning the same. Therefore, Commercial Realty Solutions disclaims all liabilities in connection with any inaccuracies or incompleteness. This marketing material is for the implicit use by Commercial Realty Solutions for the marketing of their listings and is not for use by other brokerage(s).

PROPERTY OVERVIEW

104 Litchfield Ave SE, Willmar, MN

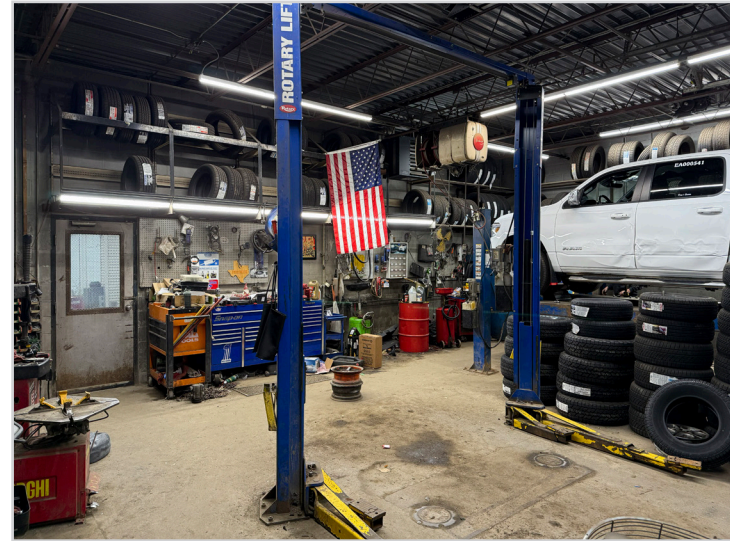
Sales Price
\$700,000.00

Building Size	4,600/sf +
Lot Size	0.61 Acres
Kandiyohi County	PID 95-012-00230
2025 Taxes	\$11,016.00
Zoned	Commercial
No. of Floors	One (1)
Tenant	Single
Electrical	3 Phase
Overhead Doors	Yes - Six (6) Drive-In
Clear Height	Highest 16'
Parking Spaces	30+



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

INTERIOR



PROPERTY INFORMATION

- * Bay 1 and 2: 10' x 10' (12' ceilings)
- * Bay 3 and 4: 10' x 12' (16' ceilings)
- * Bay 5 (North Door): 10' x 10' (12' ceiling)
- * Bay 6 (South Door): 10' x 10' (12' ceiling)
- * Reception Area: 400/sf +/-

This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

EXTERIOR



This information has been secured from sources we believe to be reliable, but we make no representations or warranties explained or implied as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.