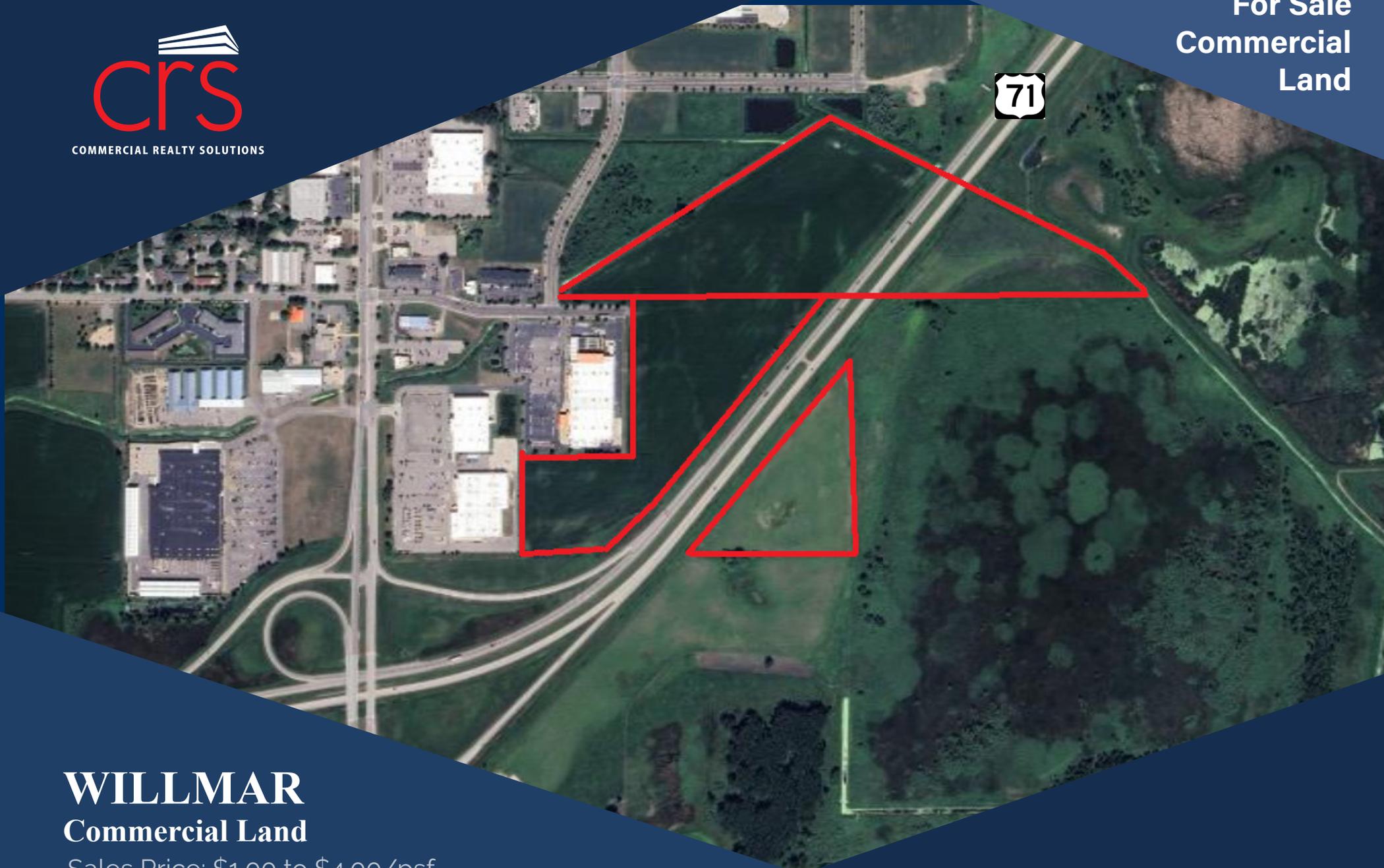




COMMERCIAL REALTY SOLUTIONS

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

Wayne Elam, Broker

763.229.4982

WElam@Crs-Mn.com



PROPERTY LOCATION

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

TRAFFIC COUNTS - 2024

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

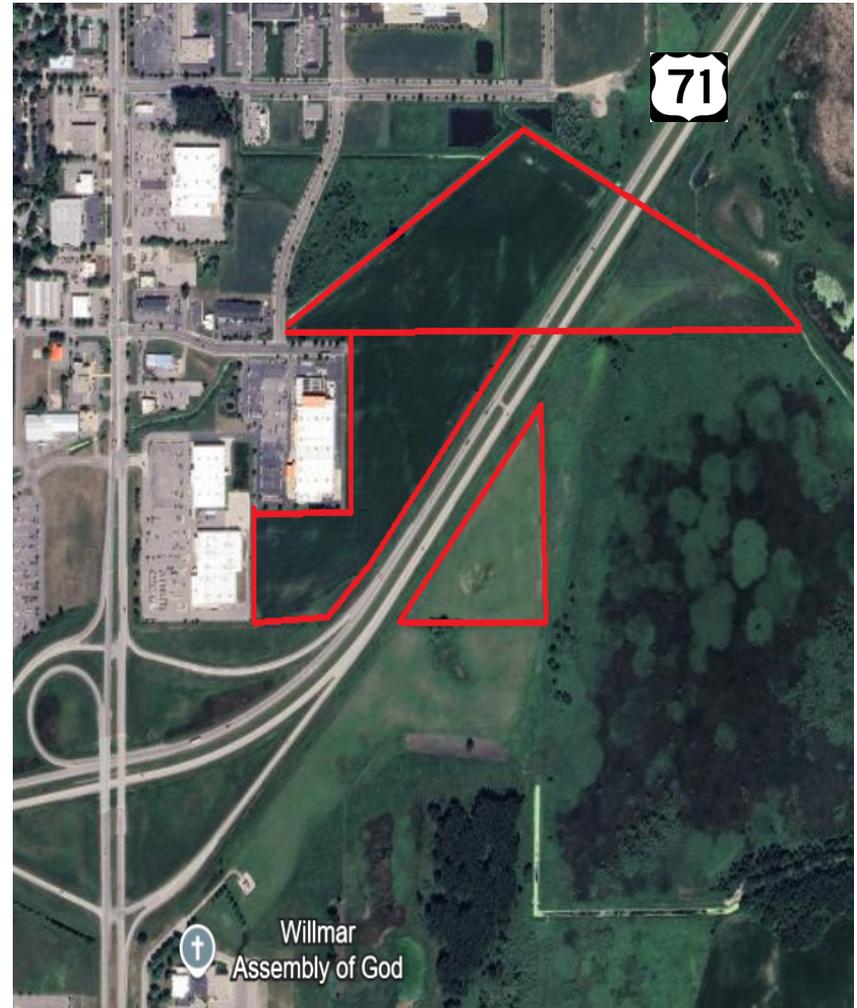


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PROPERTY OVERVIEW

Sales Price
\$1.00 to \$4.00/psf

Lot Size	62.63 Acres (Divisible)
Kandiyohi County	PID 33-026-0010 PID 33-023-0080
2025 Taxes	\$1,682.56 + Assessments \$53.44 \$1,634.82 + Assessments \$75.18
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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