



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

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

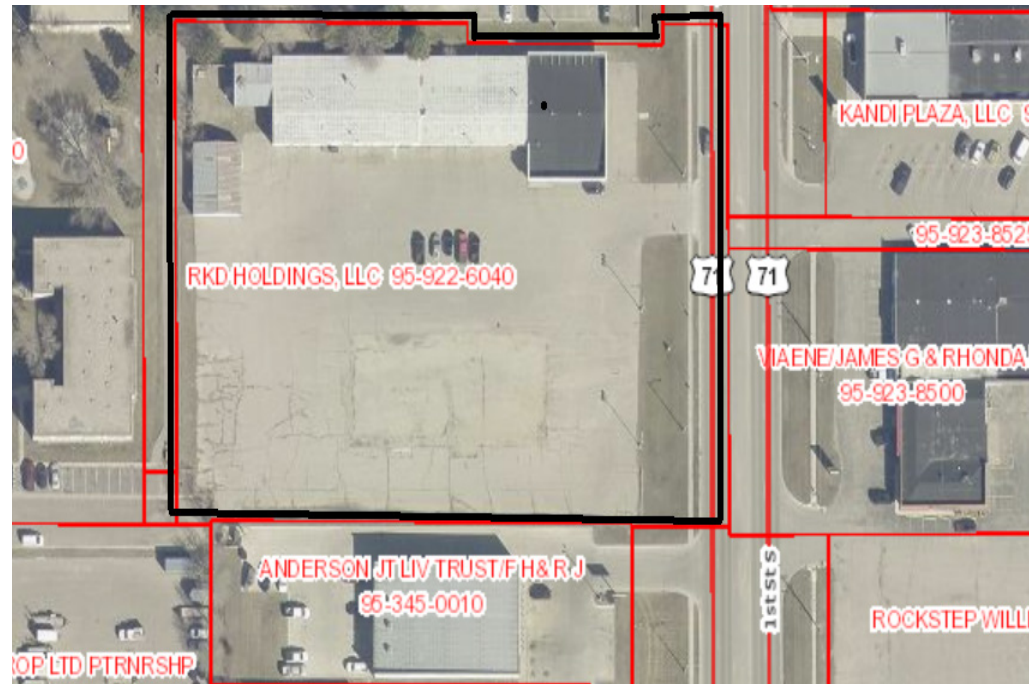


PROPERTY LOCATION

- * 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 - 2025

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

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
2026 Taxes	\$31,440.00 + Assessments \$100.00
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.

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



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



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.