



COMMERCIAL REALTY SOLUTIONS

For Sale/Lease
Office Building

Target

Highway 55

County Rd 34

BUFFALO

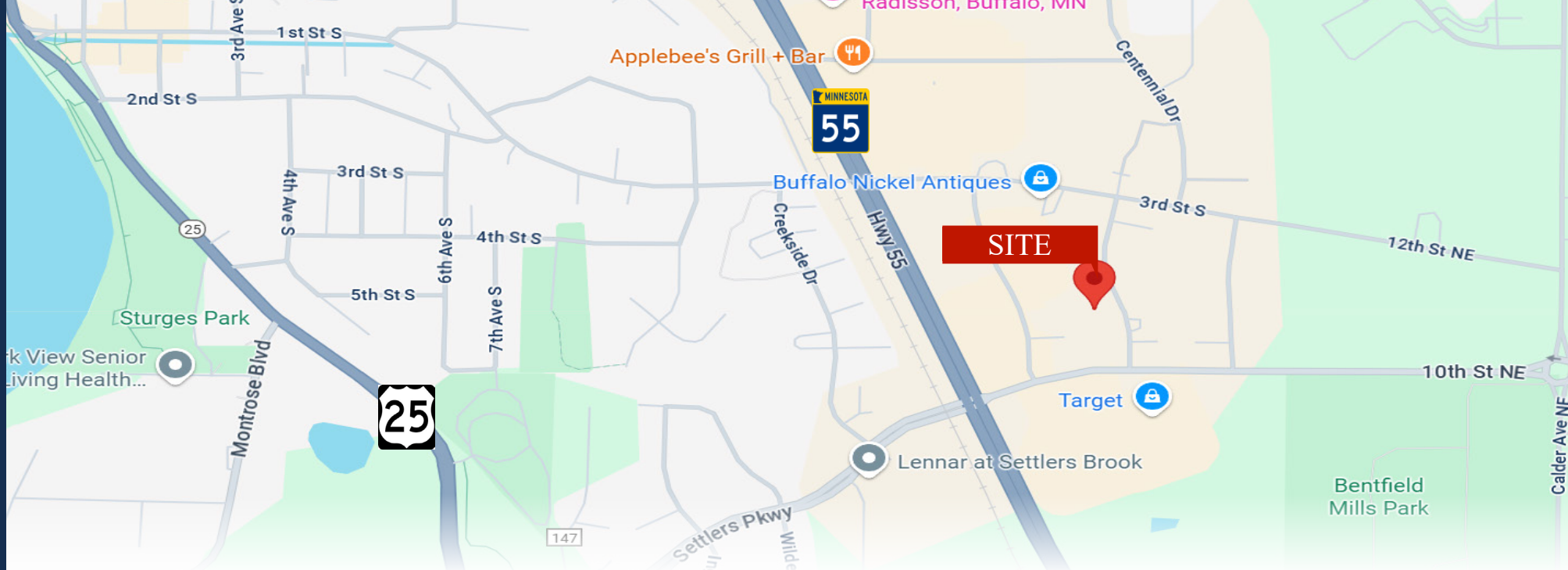
Free Standing Office Building

Sales Price: \$500,000 Lease Rate: \$16.00/sf NNN

Building 2,430/sf

309 Brighton Avenue S., Buffalo, MN 55313

Joseph Elam, Broker
320.282.8410
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PROPERTY LOCATION

- * Great Location
- * 1 Block East of Highway 55
- * Across the Street from Target

TRAFFIC COUNTS - 2024

- * Highway 55 - 12,740 VPD
- * 10th Street - 6,300 VPD

Businesses in the Area:

Wright Soil & Water, Integriprint, BankWest, Buff'N Glo, Speedway, Mid Country Bank, American Legion, Dental Care Associates, Kid's Haven, Wise Penny and more.



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PROPERTY OVERVIEW

309 Brighton Ave S, Buffalo MN

Sales Price
\$500,000.00

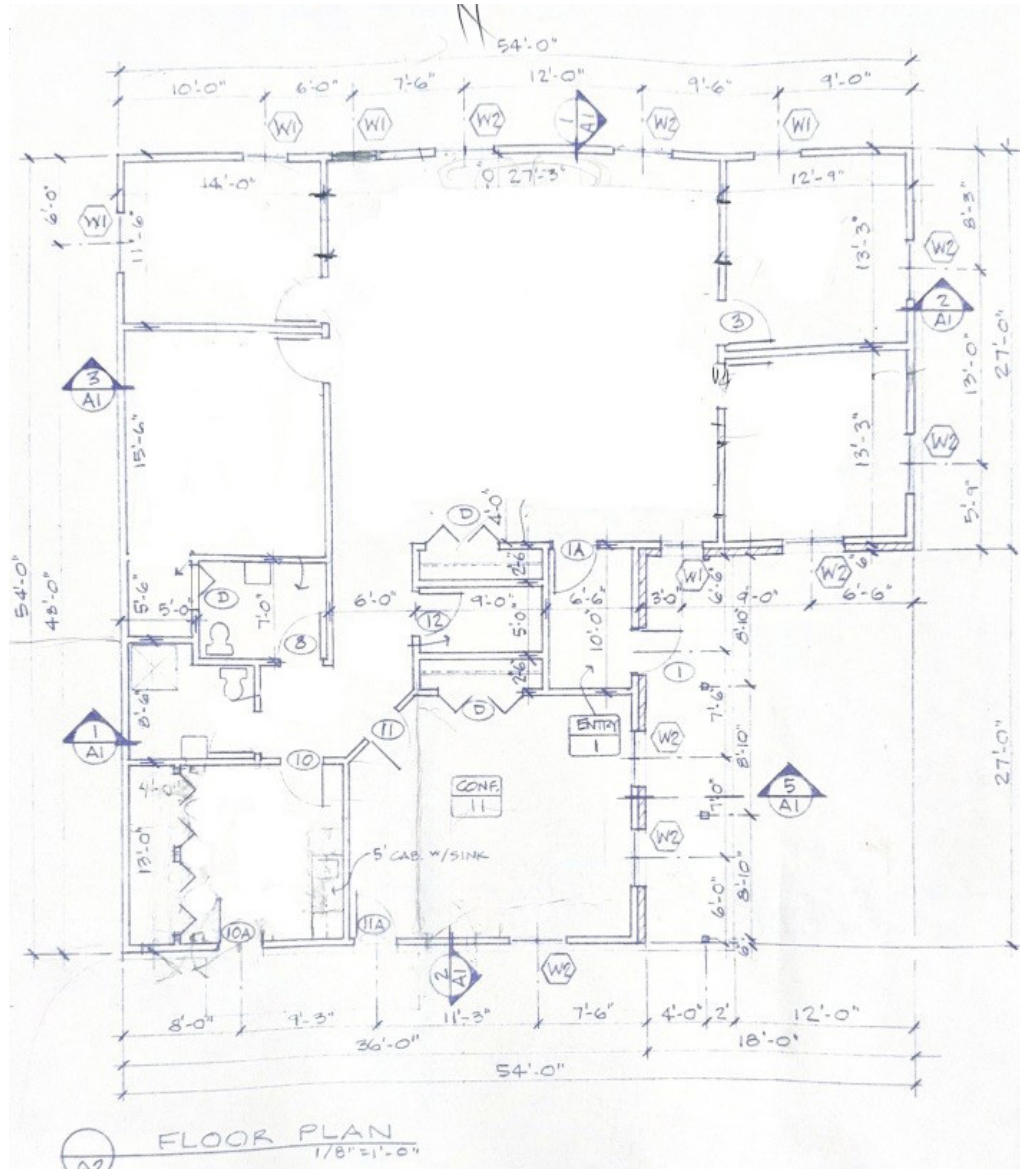
Lease Rate
\$16.00/sf NNN

Building Size	2,430/sf Office Building 26' x 24' Garage (2-Stall)
Wright County	PID: 103-069-001030
2025 Taxes	\$11,540.00
Zoned	B-C, Business Campus
Tenant	Single
Year Built	1999
Parking Spaces	16 Regular, 2 handicap
Other	Very Clean, Recently Renovated Office Building



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FLOOR PLAN



Office Building Info:

- * 2,430/sf
- * HVAC - Forced Air
- * Clear Height - 8'-6"
- * (4) Private Offices
- * Large Reception Area
- * Conference Room
- * (2) Restrooms
- * Lunch/Breakroom

Garage Info:

- * (2) Stall
- * (2) 8' x 8' Overhead Garage Doors
- * Concrete Floor
- * Detached
- * 200 Amp Electric

INTERIOR



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INTERIOR



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EXTERIOR



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