



FOR SALE

1340 BUFFALO AVE

Breckenridge, MN

5,600 SF AVAILABLE

TODD HANSON

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JORDAN DICK

Director

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JASON SELL

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STELLA DOLAN

Associate

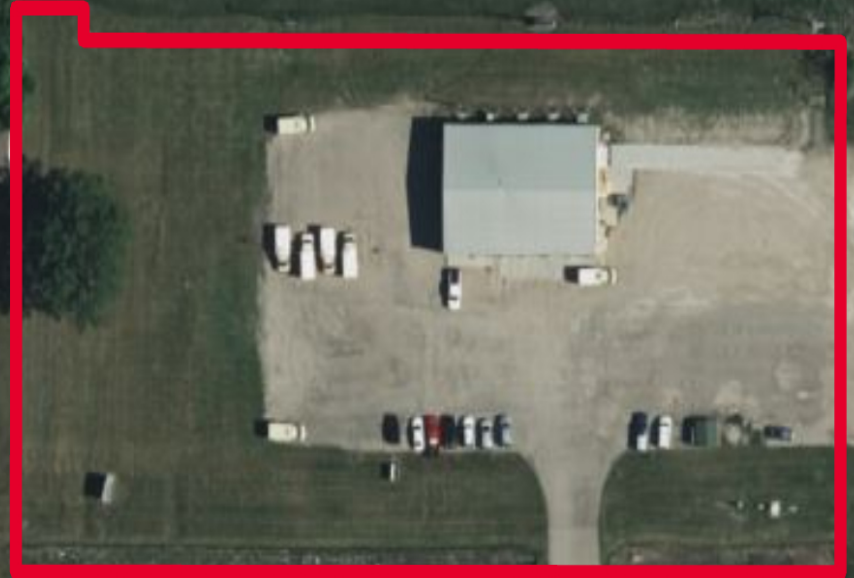
+1 952 893 8823

stella.dolan@cushwake.com

2,690 AADT

Buffalo Ave

346 AADT County Road 9

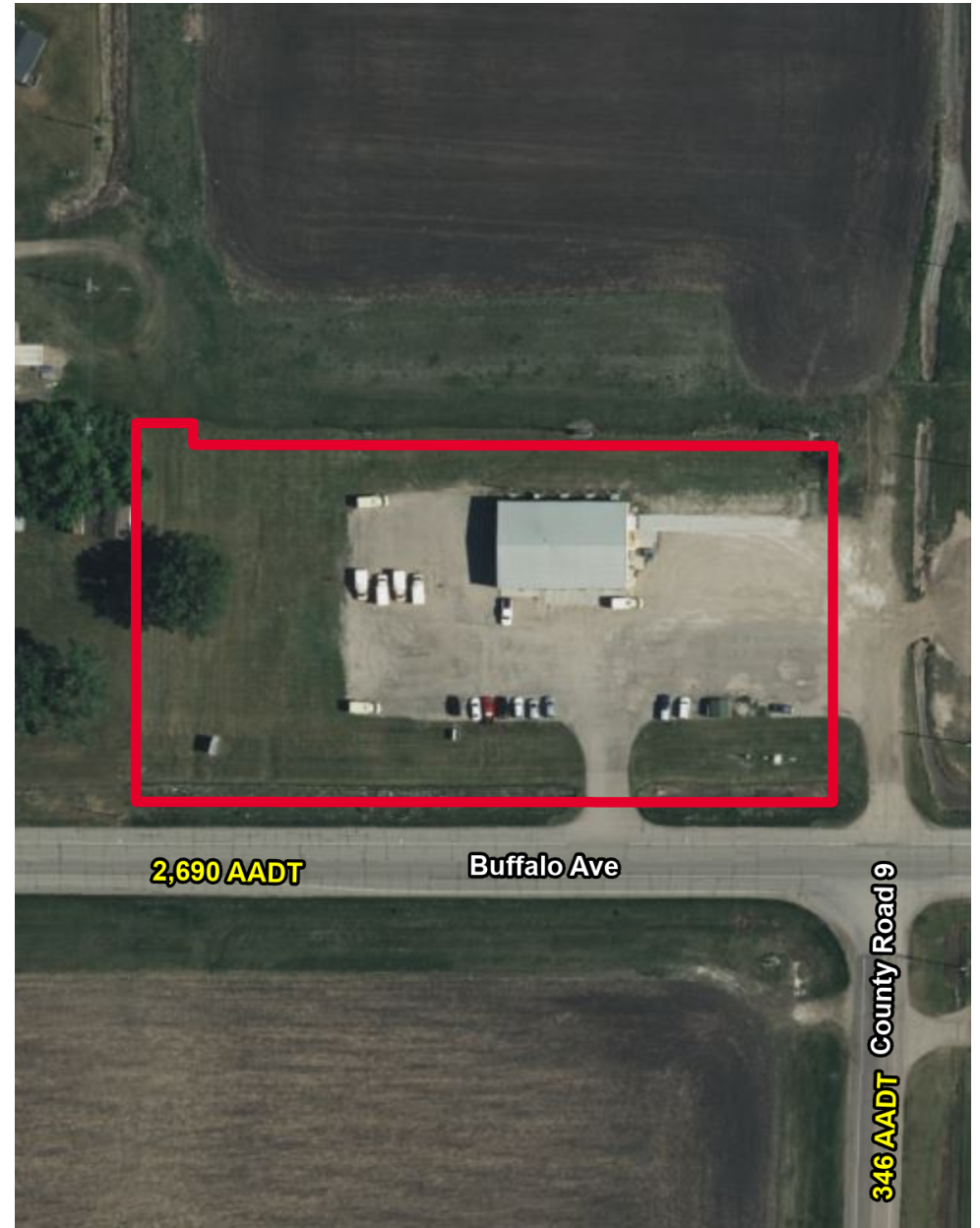


PROPERTY HIGHLIGHTS

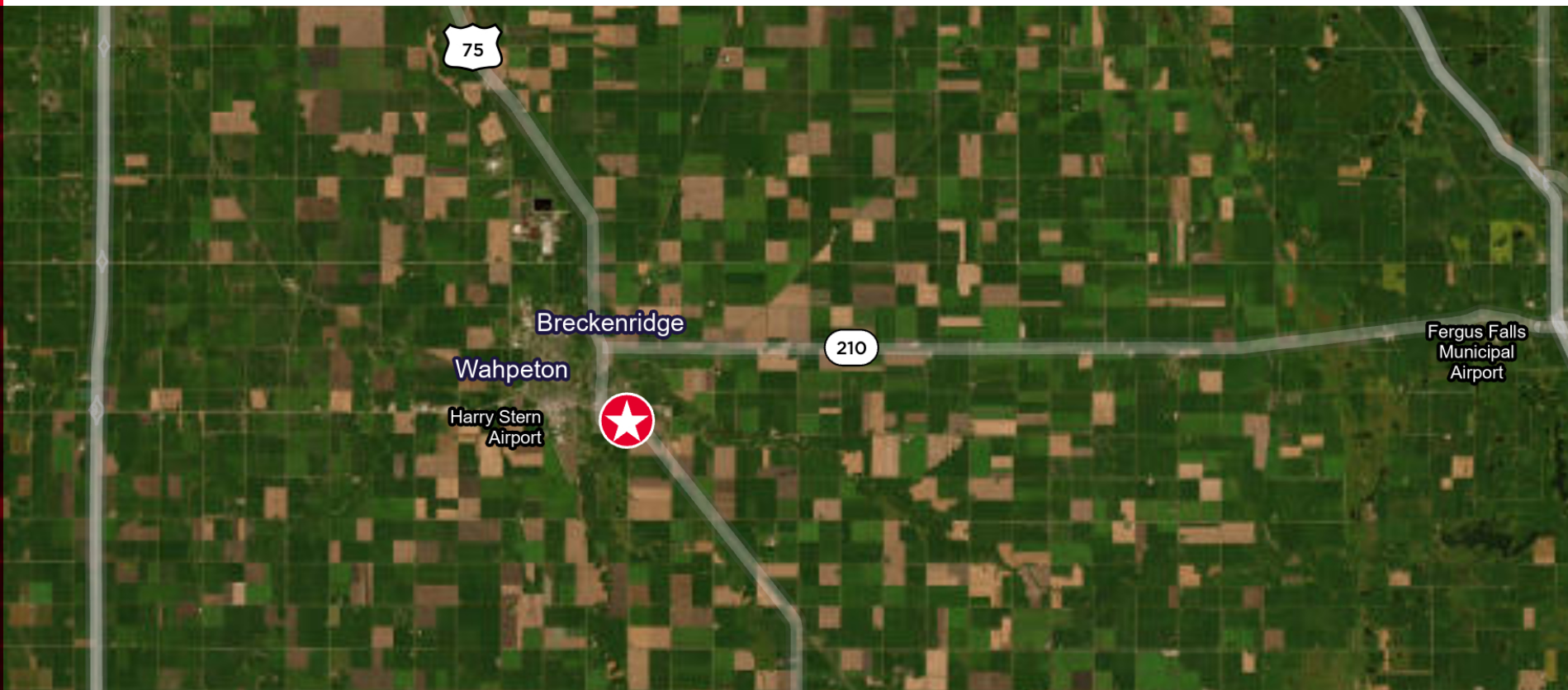
- Unique small building for sale
- Potential outside storage
- Excellent loading

PROPERTY DETAILS

Building Size:	5,500 SF
Site Area:	2.56 Acres
Clear Height:	14'
PID:	23-009-0500
Loading:	1 Dock Door 4 Drive-Ins
Year Built:	1989
2025 Taxes:	\$2,362
Asking Price:	\$450,000



LOCATION MAP



DEMOGRAPHICS

	2025	1 Mile	3 Miles	5 Miles
	Population:	2,479	11,086	11,849
	Average Household Income:	\$65,072	\$76,572	\$78,671
	Number of Household:	1,114	4,548	4,862

Contact Information**TODD HANSON**

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