COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Land

BUFFALO

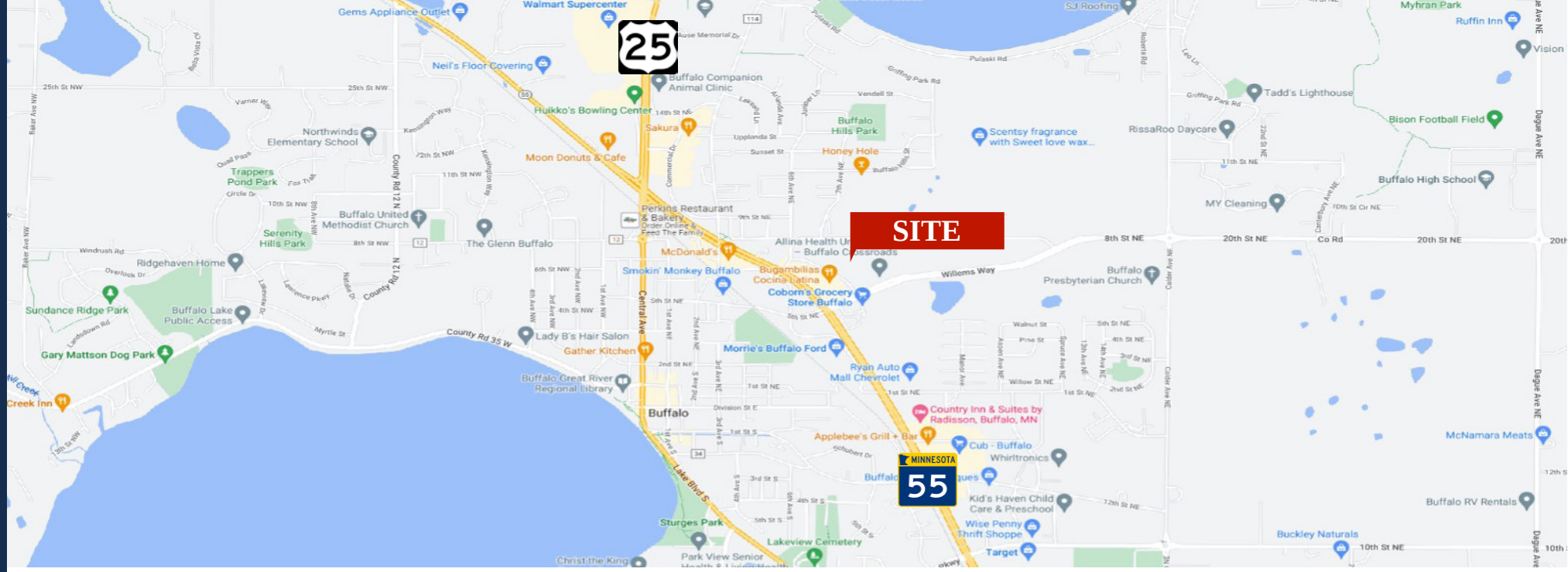
Commercial Land

Sale Price: $8.00/psf

51,980/sf (1.2 Acres)
xxx Crossroads Campus Drive, Buffalo, MN 55313

Joseph Elam, Broker
320.282.8410
JElam@Crs-Mn.com

Wayne Elam, Broker
763.229.4982
WElam@Crs-Mn.com



PROPERTY LOCATION

* High Visibility Location
* Great Commercial Site
* Adjacent to Allina Clinic
* New Site Adjacent to New Home of SouthPoint Credit Union
* Businesses in the Area:
  Dairy Queen, McDonald's, Culver's, Wells Fargo, Verizon, Ryan's Chevrolet, Morrie's Ford, Coborn's Grocery Store, Lil' Explorers Childcare, Napa, Dunkin Donuts and more...

TRAFFIC COUNTS - 2024

*** Highway 55 - 21,848 VPD**

*** County Road 35 - 10,308 VPD**

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PROPERTY OVERVIEW

Sale Price

$8.00/psf

Lot Size	51,980/sf (1.2 Acres)
Wright County	PID 103-251-001010
2025 Taxes	$17,916.00
Zoned	B-4 Highway Commercial

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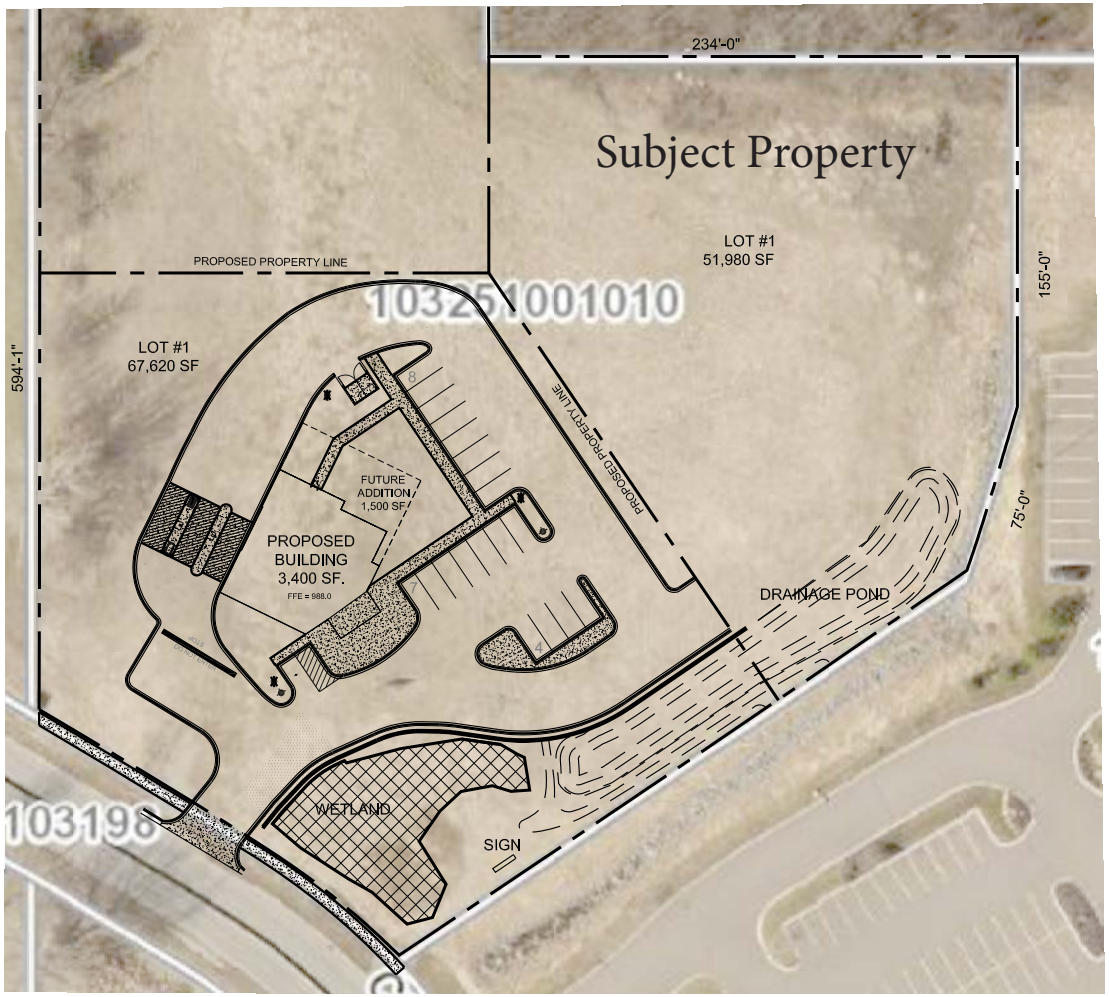
SITE PLAN



1 S1.0 SITE PLAN - CREDIT UNION
1'-0"= 50'

HTG architects
www.htg-architects.com
1010 Mainstreet, Suite 100
Hopkins, MN. 55343
Tel: 952.278.8880

SOUTHPOINT FCU
BUFFALO, MN

PROJECT #: 221153
DATE: 03-06-2023

SHEET: S1.0

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