

FOR SALE | \$3,900,000



Excellent Showroom Space w/ Warehouse

Owner Occupied Big Box Retail building consisting of 118,035 total square feet, located on 6.04 acres. Potential opportunity for change of use from retail to distribution or storage. The original building was built in 1992 (46,225 sq. ft.) with an addition in 2005 (71,810 sq. ft.). Great access and excellent visibility from Highways 71 and Highway 23.

- Located on Abbott Drive, just off Highway 71 in Willmar, MN.
- Great access and visibility from Highways 23 and Highway 71. Highway 12 offers easy access to the Minneapolis/St. Paul Metro Area.
- Approximately 100 miles from Minneapolis and 65 miles from St. Cloud.
- 263,297 square foot lot, zoned General Business.
- MnDot Traffic Counts of 7,400 cars per day.
- 250' of Frontage facing Highway 71.

City of Willmar may consider a change of use.

Original Showroom: 46,220 SF

New Showroom: 36,980 SF
20' Height

Warehouse : 27,216 SF
35' Height

Furniture Shop: 4,324 SF

Truck Delivery: 3,090 SF

Total Building: 118,035 SF



3900 Roosevelt Road #125
St. Cloud, MN 56301
320.253.0003
www.gcremn.com

Steve Feneis
320.420.2837
stevef@gcremn.com

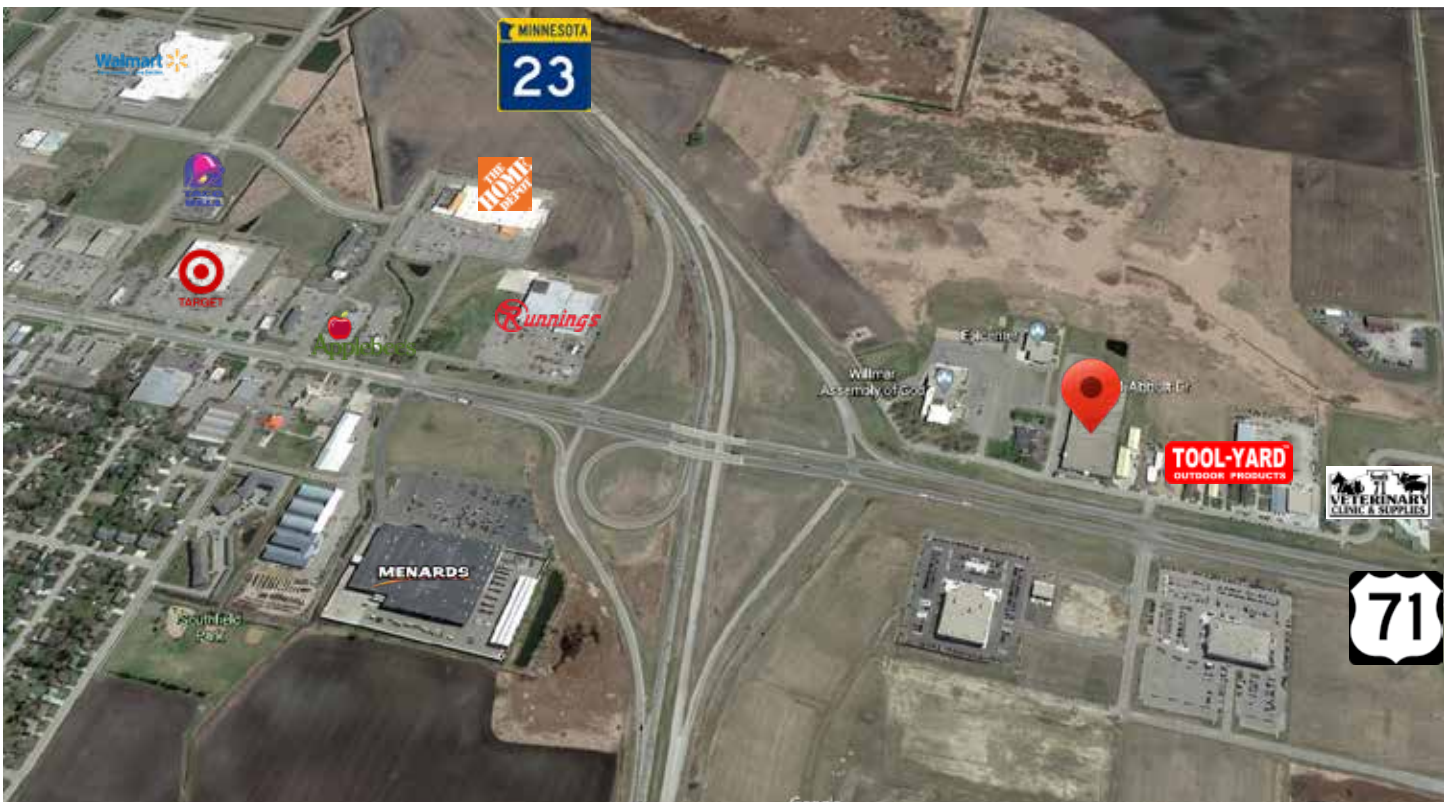


Maria Berdan
320.493.1723
mariab@gcremn.com





Additional Photos & Aerial



This information has been obtained from the property owner or other sources that we deem reliable. However, neither the owner, nor Granite City Real Estate LLC guarantees the accuracy of such information.