



COMMERCIAL REALTY SOLUTIONS

For Sale  
Commercial  
Property



# WILLMAR

## Great Corner Commercial Property

Sales Price: \$700,000.00

Building: 4,600/sf + Lot Size: 0.61 Acres

104 Litchfield Ave SE, Willmar, MN 56201

Jason Duininck, Broker

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## PROPERTY LOCATION

- \* Great Corner Location
- \* SE Corner of Litchfield Ave and 1st Street S.
- \* Easy Access to Hwy 12
- \* 1st Street is Hwy 71
- \* Businesses in the Area:  
 Youth for Christ, Kwik Trip, Speedway, CentraCare,  
 McDonald's, Rice Memorial Hospital, Snap Fitness,  
 Willmar Fire Department, State Farm Insurance, Cash Wise,  
 New York Gyro, Domino's, Walt's, Fresenius Kidney Care,  
 Taco John's, New to You, Lulu's Coffee, Concord Bank,  
 US Bank, Heritage Bank and more...

### TRAFFIC COUNTS - 2025

- \* 1st Street S - 11,874 VPD
- \* Litchfield Ave SE - 5,739 VPD



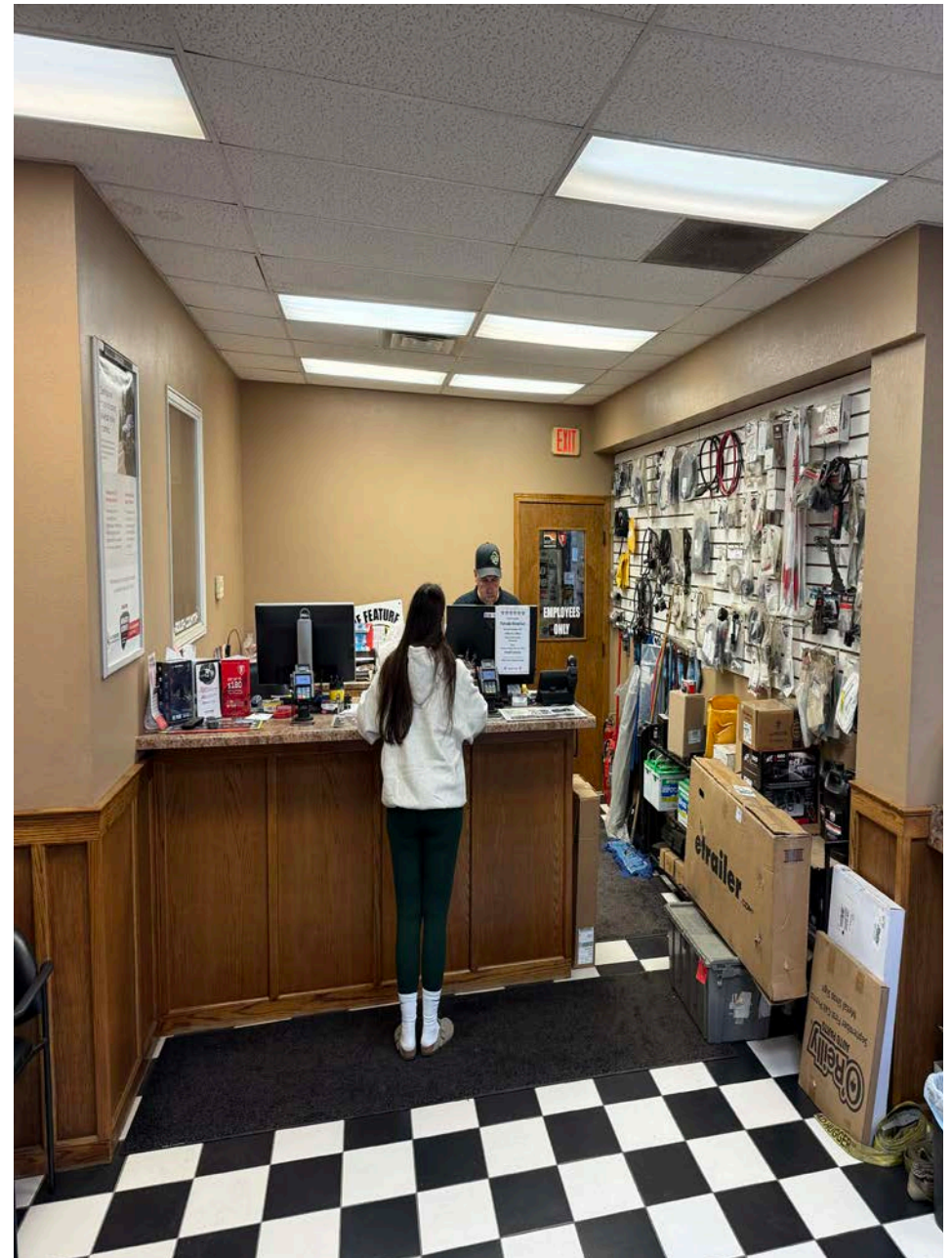
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# PROPERTY OVERVIEW

104 Litchfield Ave SE, Willmar, MN

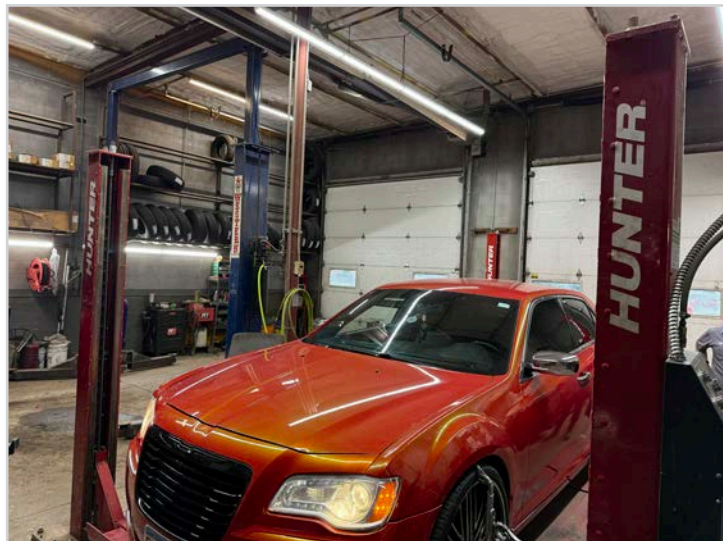
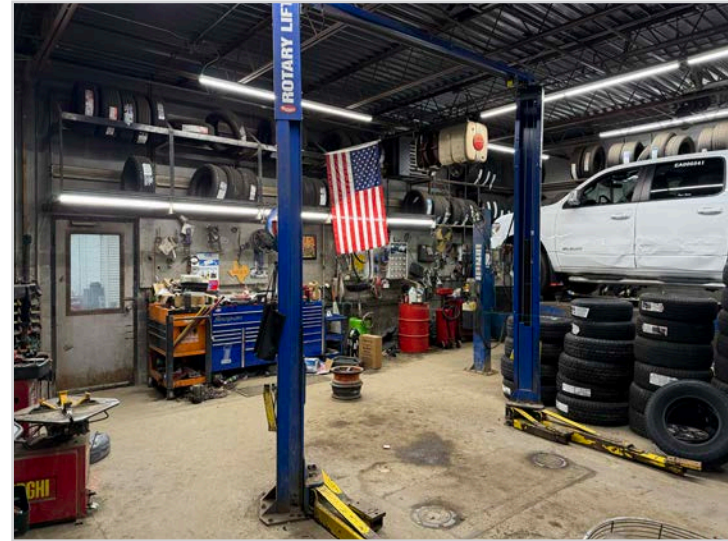
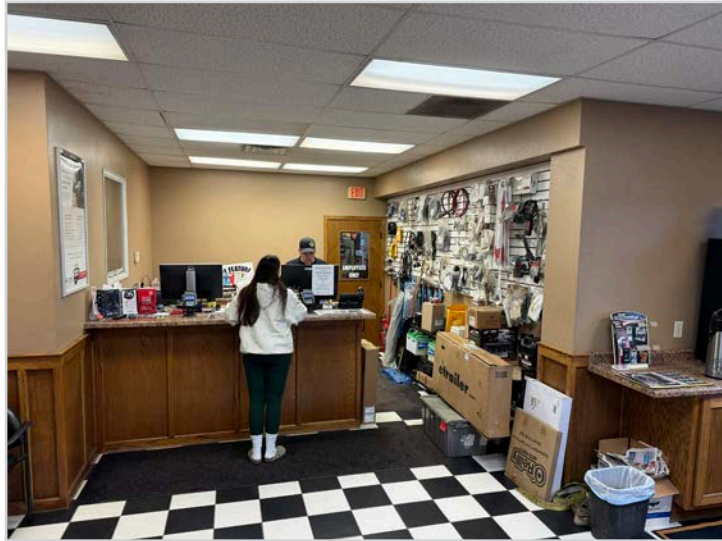
Sales Price  
\$700,000.00

Building Size	4,600/sf +
Lot Size	0.61 Acres
Kandiyohi County	PID 95-012-00230
2026 Taxes	\$10,934.00 + Assessments \$50.00
Zoned	Commercial
No. of Floors	One (1)
Tenant	Single
Electrical	3 Phase
Overhead Doors	Yes - Six (6) Drive-In
Clear Height	Highest 16'
Parking Spaces	30+



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# INTERIOR



## PROPERTY INFORMATION

- \* Bay 1 and 2: 10' x 10' (12' ceilings)
- \* Bay 3 and 4: 10' x 12' (16' ceilings)
- \* Bay 5 (North Door): 10' x 10' (12' ceiling)
- \* Bay 6 (South Door): 10' x 10' (12' ceiling)
- \* Reception Area: 400/sf +/-

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# EXTERIOR



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