



# For Sale Newly Renovated



23,340 SF



10-year Roof Warranty



\$276,579 Year 1 NOI  
\$0.50 Rent Bumps  
Every 5 Years



New HVAC



New  
Electrical



10-Year Lease  
With 4x 5-year options



Replaced  
Doors



Replaced  
Windows



[www.hempelcompanies.com](http://www.hempelcompanies.com)



10050 Crosstown Circle, Suite 600  
Eden Prairie, MN 55344



+612-355-2600



[ben@hempelcompanies.com](mailto:ben@hempelcompanies.com)



[josh@bloomcommercial.com](mailto:josh@bloomcommercial.com)



**HEMPEL**  
REAL ESTATE



**BCRE**  
bloom commercial real estate

1901 1st Street  
Willmar, MN

Located at the BEST Corner in Willmar!



19th Ave SW 12,700 VPD

1st St S 15,600 VPD



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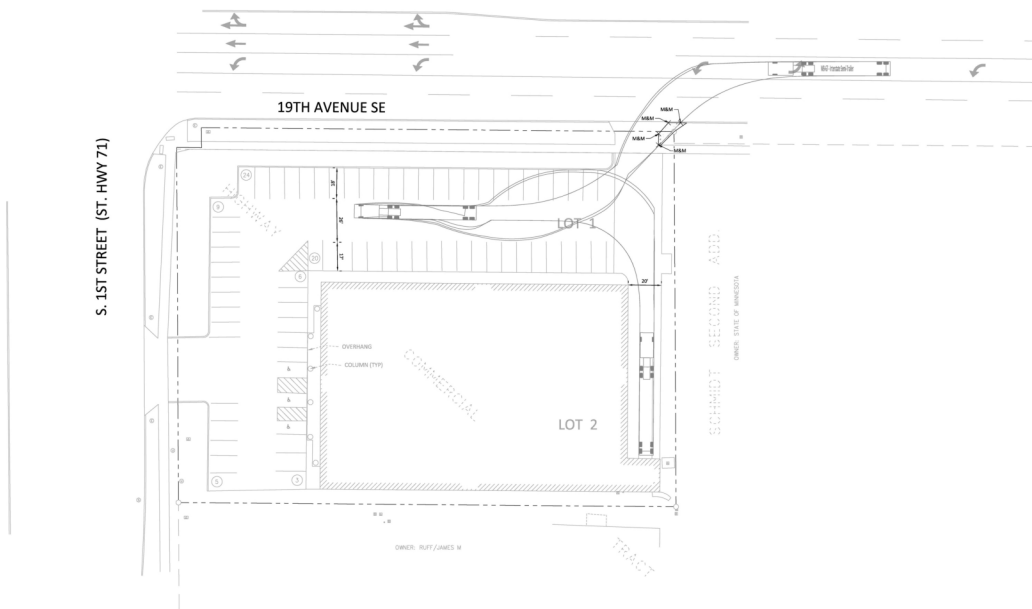


[ben@hempelcompanies.com](mailto:ben@hempelcompanies.com)



[josh@bloomcommercial.com](mailto:josh@bloomcommercial.com)

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Eden Prairie, MN 55344



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[ben@hempelcompanies.com](mailto:ben@hempelcompanies.com)



[josh@bloomcommercial.com](mailto:josh@bloomcommercial.com)