



COMMERCIAL REALTY SOLUTIONS
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Albertville - Car Wash Business

FOR SALE

5970 Main St., Albertville, MN 55302



**Profitable
Car Wash!**

PRICE REDUCED!



PROPERTY INFORMATION

- * **REDUCED TO \$199,000.00**
- * 4- Stall Carwash (2 car deep)/ Commercial Building
- * Located on .15 Acres
- * Wright County PID 101-500-011229
- * 2011 Taxes \$3,430.00
- * Near I-94 Interchange
- * Easy Access to I-94
- * Profitable car wash
- * Great Location!
- * Located between Highland Bank and Carbone's Pizza

Contact:

WAYNE ELAM

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PROPERTY INFORMATION

- * Easy access to I-94
- * Close to Albertville City Hall, Space Aliens, Carbone's Pizzeria, Steffens Meats, Emma Krumbree's and many other businesses.
- * Great traffic counts for this busy carwash location!

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TRAFFIC COUNTS - 2008

- * I-94 - 65,000 VPD
- * County Road 37 - 17,000 VPD
- * Main Avenue - 4,500 VPD

Albertville Demographics

Demographics - 2008	1-Mile	3-Mile	5-Mile
Population	7,007	20,117	34,516
Average Household Inc.	\$ 88,302	\$ 88,637	\$ 92,190
Median Household Inc.	\$ 81,311	\$ 81,368	\$ 81,760



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