



COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Albany - Warehouse/Showroom FOR SALE/LEASE 209 County Road 156, Albany, MN 56307



Interstate Frontage!

PROPERTY INFORMATION

- * Sales Price **\$1,795,000.00**
- * Lease Price **\$7.50/psf** NNN Lease
- * Operating Expenses \$2.62/psf
- * Main Level 25,000/SF
- 2nd Level Mezzanine 10,000/sf (1,250 Finished)
- * Lot is 2.35 Acres (102,183/sf)
- * Stearns County
- * PID 40-25899-0507 - 2015 Taxes \$39,496.00
- * Zoned: C3 - Highway I94 Commercial
- * Businesses in the area include: Wells Concrete, City Public Works, veterinary clinic, Centra Sota, DQ Grill & Chill, Baymont Hotel, CVS, Snap Fitness, Subway, Shell Gas, Holiday Station, Albany Chrysler, and much more!



Contact:

SHEILA ZACHMAN

(763) 244-0600

SZachman@commrealtysolutions.com

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

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TRAFFIC COUNTS - 2014

* I-94 - 30,000 VPD

* County Road 41 - 2,050 VPD



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PROPERTY INFORMATION

- * Located on South side of I-94
- * East of County Road 41
- * Interstate Visibility



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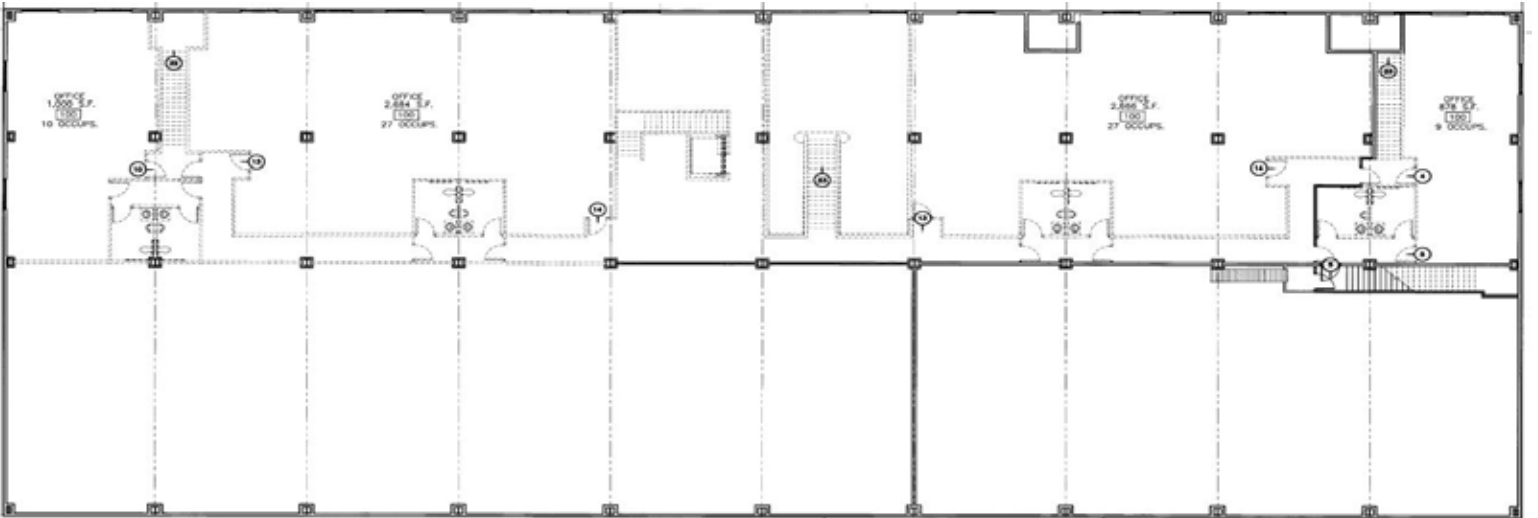
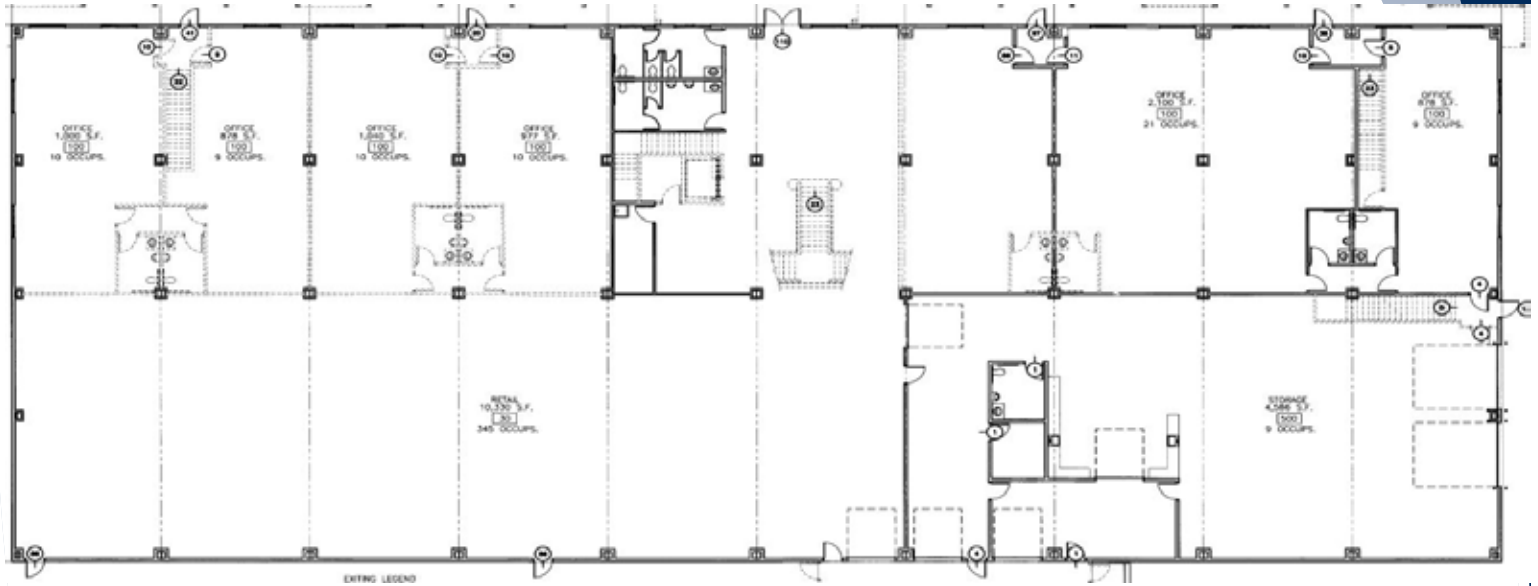
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Albany - Warehouse/Showroom FOR SALE/LEASE

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First Floor



Second Floor

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**Large
Open Areas
(With Mezzanine)**



2nd Floor Office

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Single or
Multi Tenant



BUILDING INFORMATION

- * Built in 2008
- * Exterior O.H. Doors (5)
 - (2) 12'x14' (Drive-In)
 - (3) 10'x8' (Loading Dock)
- * Interior O.H. Doors (2) 8'x10'
- * Clear Height 25'
- * Two Floor Drains w/Oil Separation Tank
- * Building Sprinkled
- * Structural Steel Building
- * Ceiling Fans in Warehouse
- * Restrooms Upstairs, Warehouse and Retail Area
- * LED Suspended Lighting
- * Explosion Proof Tank
- * 10 RTU's (Separately metered)
- * Internet speed up to 1 gig



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