



COMMERCIAL REALTY SOLUTIONS
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Albany - Commercial/Industrial Land FOR SALE

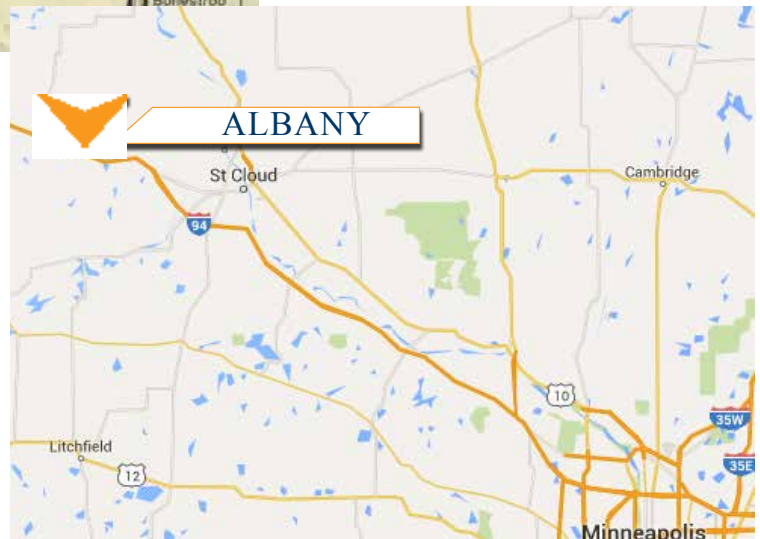
xxx County Road 156, Albany, MN 56307



Interstate Frontage!

PROPERTY INFORMATION

- * Sales Price **\$ Various**
- * 1/2 Acre lots up to 12 Acres
- * Stearns County
- * Zoned: C3 - Highway I94 Commercial and M2 - Industrial Commercial
- * Shovel Ready (All Assessments paid.)
- * City Services
- * Full Curb and Gutter, 10 ton Road
- * 3-Phase Power
- * Internet Speed up to 1 gig
- * 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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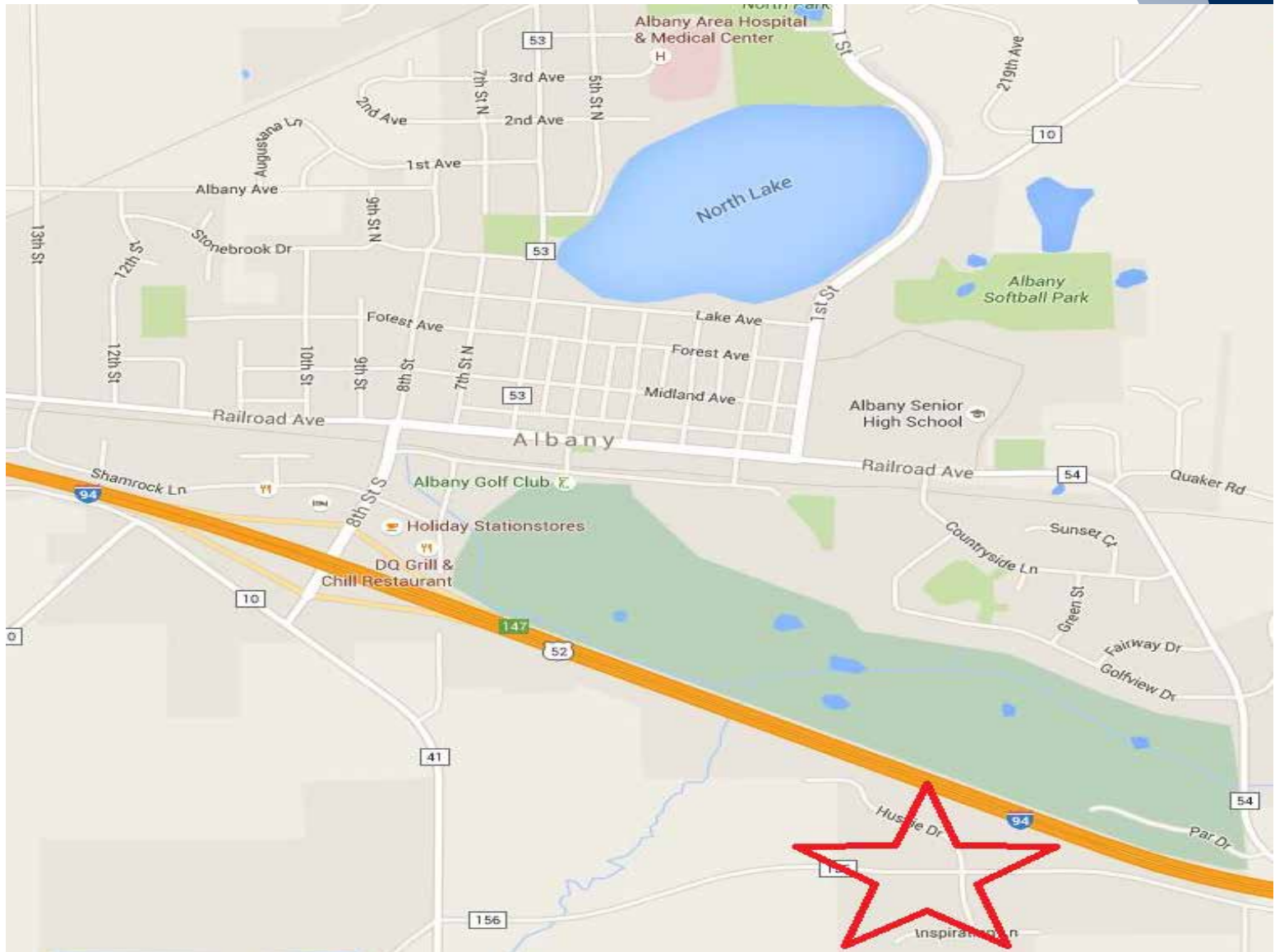
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TRAFFIC COUNTS - 2014

* I-94 - 30,000 VPD

* County Road 41 - 2,050 VPD



PROPERTY INFORMATION

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

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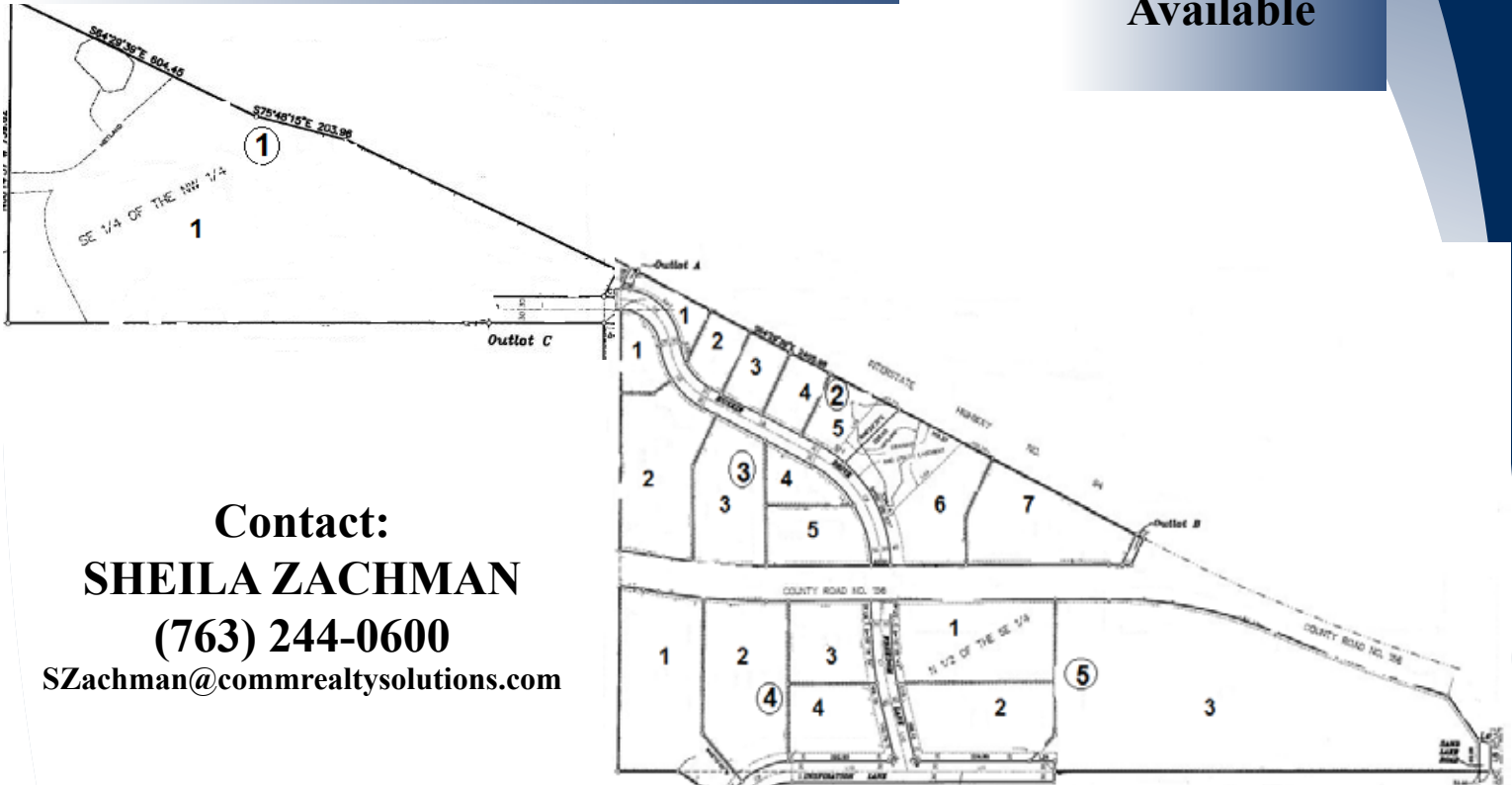
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Multiple
Size Lots
Available



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ALBANY BUSINESS & INDUSTRIAL PARK

PID	LEGAL	ADDRESS	LOT PRICES	SF	PRICE PSF	ZONING
40-25899-0501	BLK 1, Lot 1	360 Huskie Drive	\$ 465,409	132,974	\$ 3.50	Commercial
40-25899-0501	BLK 2, Lot 1	406 Huskie Drive	\$ 73,665	19,644	\$ 3.75	Commercial
40-25899-0502	BLK 2, Lot 2	420 Huskie Drive	\$ 97,579	26,021	\$ 3.75	Commercial
40-25899-0503	BLK 2, Lot 3	440 Huskie Drive	\$ 101,250	27,000	\$ 3.75	Commercial
40-25899-0504	BLK 2, Lot 4	450 Huskie Drive	\$ 101,250	27,000	\$ 3.75	Commercial
40-25899-0505	BLK 2, Lot 5			SOLD		Commercial
40-25899-0506	BLK 2, Lot 6	211 County Road 156	\$ 268,582	97,666	\$ 2.75	Commercial
40-25899-0507	BLK 2, Lot 7			SOLD		Commercial
40-25899-0508	BLK 3, Lot 1	401 Huskie Drive	\$ 60,971	27,098	\$ 2.25	Commercial
40-25899-0509	BLK 3, Lot 2	421 Huskie Drive	\$ 195,195	111,540	\$ 1.75	Commercial
40-25899-0510	BLK 3, Lot 3	441 Huskie Drive	\$ 146,258	83,576	\$ 1.75	Commercial
40-25899-0511	BLK 3, Lot 4	461 Huskie Drive	\$ 67,869	30,164	\$ 2.25	Commercial
40-25899-0512	BLK 3, Lot 5	499 Huskie Drive	\$ 117,158	52,070	\$ 2.25	Commercial
40-25899-0513	BLK 4, Lot 1	351 Inspiration Lane	\$ 252,905	144,517	\$ 1.75	Industrial
40-25899-0514	BLK 4, Lot 2	331 Inspiration Lane	\$ 212,377	121,358	\$ 1.75	Industrial
40-25899-0515	BLK 4, Lot 3	501 Freedom Lane	\$ 105,581	60,332	\$ 1.75	Industrial
40-25899-0516	BLK 4, Lot 4	301 Inspiration Lane	\$ 115,241	65,852	\$ 1.75	Industrial
40-25899-0517	BLK 5, Lot 1	500 Freedom Lane	\$ 202,972	115,984	\$ 1.75	Industrial
40-25899-0518	BLK 5, Lot 2	550 Freedom Lane	\$ 174,225	99,557	\$ 1.75	Industrial
40-25899-0519	BLK 5, Lot 3	151 Inspiration Lane	\$ 1,213,913	485,565	\$ 2.50	Industrial



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