



COMMERCIAL REALTY SOLUTIONS
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Albertville - Commercial Land FOR SALE

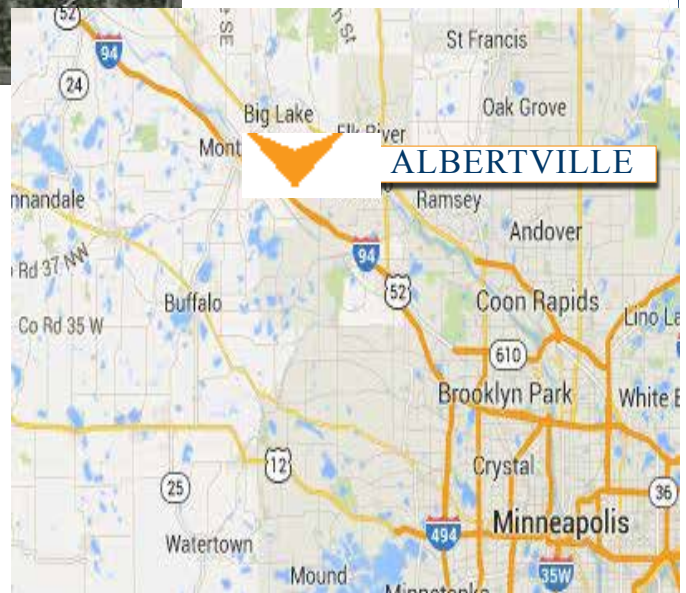
xxxx Large Ave., Albertville, MN 55301



**I-94
Visibility!**

PROPERTY INFORMATION

- * SALES PRICE **\$695,000.00**
- * Combined parcels are 3.4 Acres
- * Wright County
 - PID 101-500-364312 - 2016 Taxes \$5,410.00 (1.4 ac)
 - PID 101-500-363403 - 2016 Taxes \$4,172.00 (1.1 ac)
 - PID 101-500-364310 - 2016 Taxes \$1,126.00 (.43 ac)
 - PID 101-500-364301 - 2016 Taxes \$1,618.00 (.24 ac)
 - PID 101-500-364302 - 2016 Taxes \$1,826.00 (.20 ac)
 - PID 101-500-364311 - 2016 Taxes \$310.00 (.08 ac)
- * Zoned: B3 Highway Commercial
- * 800' of I-94 Highway Frontage
- * Businesses in the area include: Space Aliens, Albertville City Hall, Emma Krumbree's Restaurant, The Albertville Premium Outlet Mall, and much more . . .



Contact:

WAYNE ELAM
(763) 229-4982



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6065 Large Ave., Albertville, MN 55301

TRAFFIC COUNTS - 2015

* C.R. 37 - 15,500 VPD

* I-94 - 59,000 VPD

LaBeaux - 19,100 VPD



**Great
Commercial Site!**

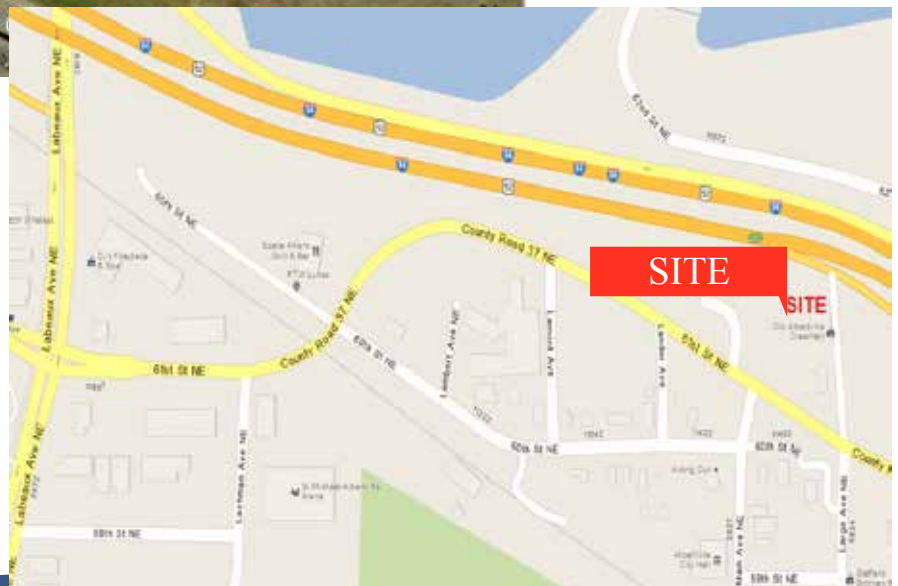
**Note: Existing
building is an
antique business.
This
building is a tear-
down.**

Contact:

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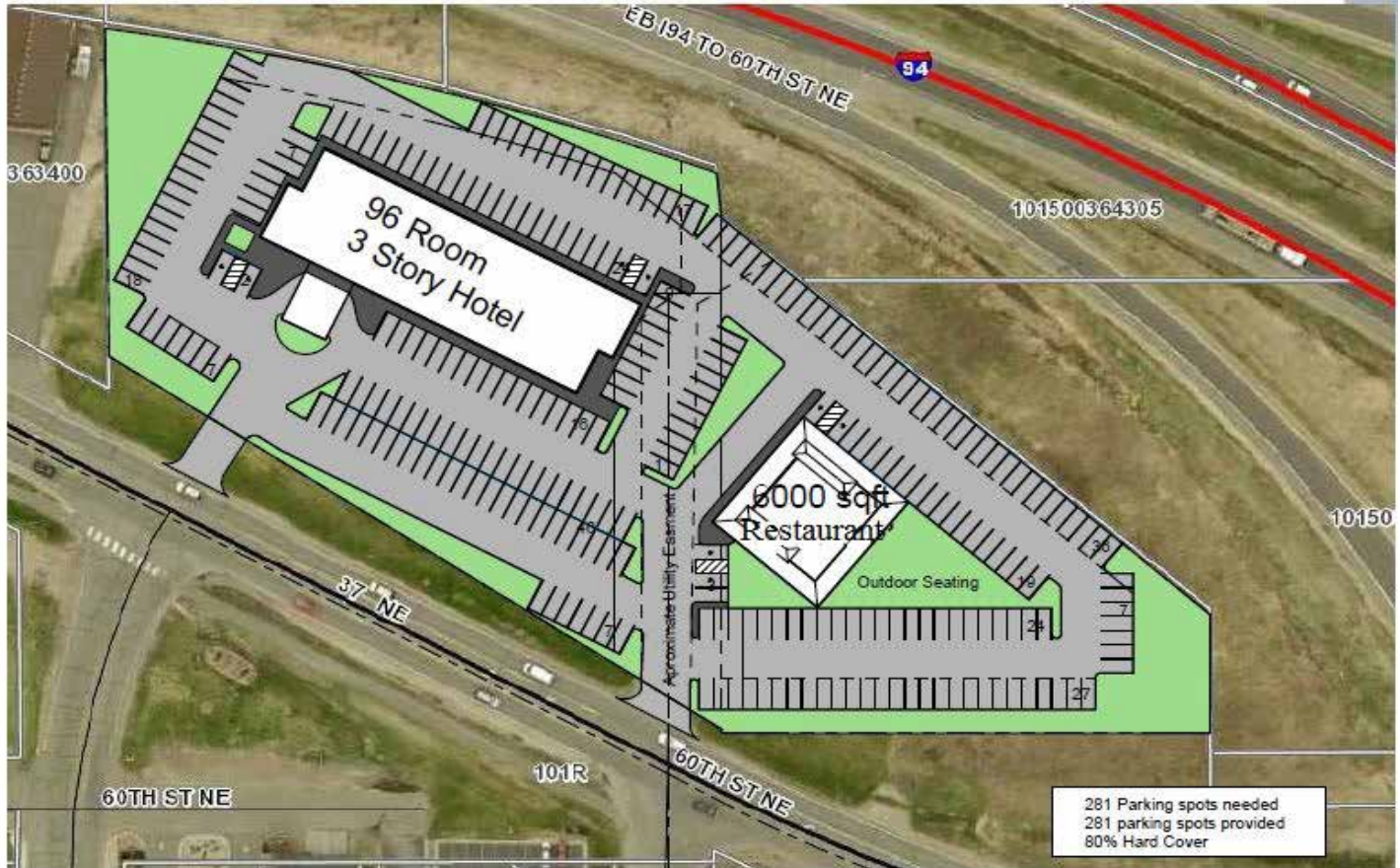
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1 Albertville Concept Site Plan
AD11 1" = 60'-0"

CONCEPTUAL PLAN

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