



COMMERCIAL REALTY SOLUTIONS

For Sale Commercial Land xxx 57th Street, Albertville 55301



PROPERTY INFORMATION

- * Pricing **\$299,500.00**
- * Lot is 9,201/sf (.22 Acres)
- * Wright County PID 101.114.002010
- * 2019 Taxes \$1,558.00
- * Zoning: B-2A Special Business District
- * Great location for Credit Union, Medical, Dental, Accounting, Financial, Insurance and other Professional Office use!
- * Build Ready Lot
- * Fully approved for 8,000/sf building
- * Highest traffic corner in Albertville
- * Excellent visibility & access



SHEILA ZACHMAN

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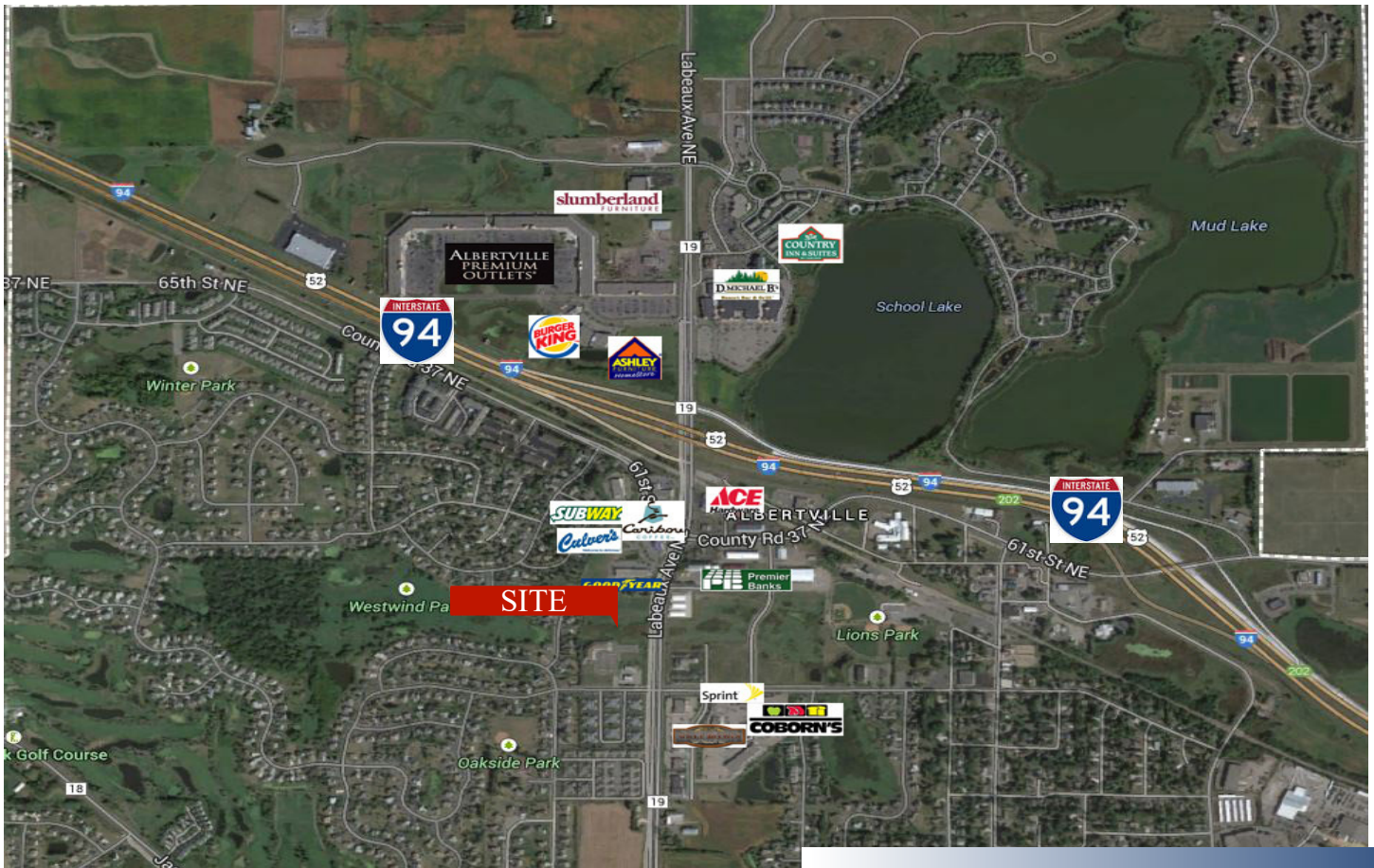
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PROPERTY INFORMATION

- * Albertville is centrally located between St. Cloud and Minneapolis along I-94
- * Convenient location to I-94, C.R. 19/Labeaux Ave.1
- * 25 Miles to Downtown Minneapolis
- * Located near City offices, shopping and services

TRAFFIC COUNTS - 2017

- * Main Street - 12,800 VPD
- * Highway 241 - 22,200 VPD
- * I-94 - 68,000 VPD

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