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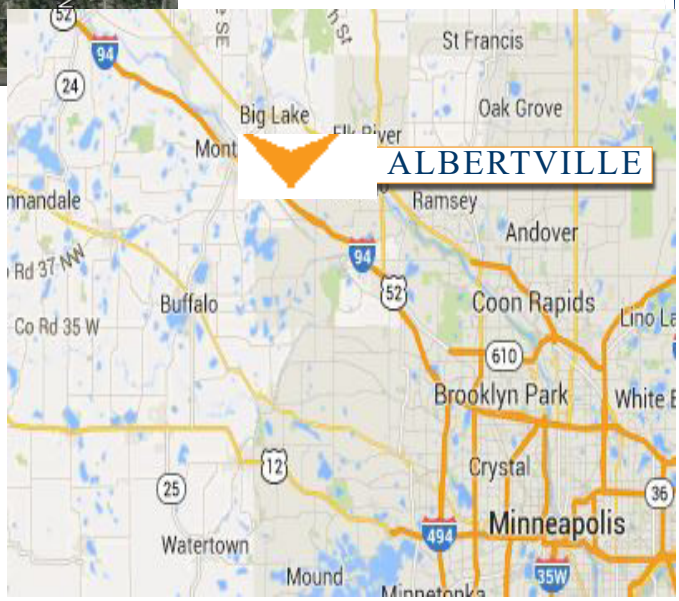
www.commrealtysolutions.com

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 - 2017 Taxes $5,224.00 (1.4 ac)
  PID 101-500-363403 - 2017 Taxes $4,028.00 (1.1 ac)
  PID 101-500-364310 - 2017 Taxes $1,112.00 (.43 ac)
  PID 101-500-364301 - 2017 Taxes $1,562.00 (.24 ac)
  PID 101-500-364302 - 2017 Taxes $1,762.00 (.20 ac)
  PID 101-500-364311 - 2017 Taxes $300.00 (.08 ac)
* Zoned: B3 Highway Commercial
* 800' of I-94 Highway Frontage
* Businesses in the area include: Space Aliens, Albertville City Hall, Emma Krumbee's Restaurant, The Albertville Premium Outlet Mall, and much more . . .

Contact:
WAYNE ELAM
(763) 229-4982
WElam@commrealtysolutions.com

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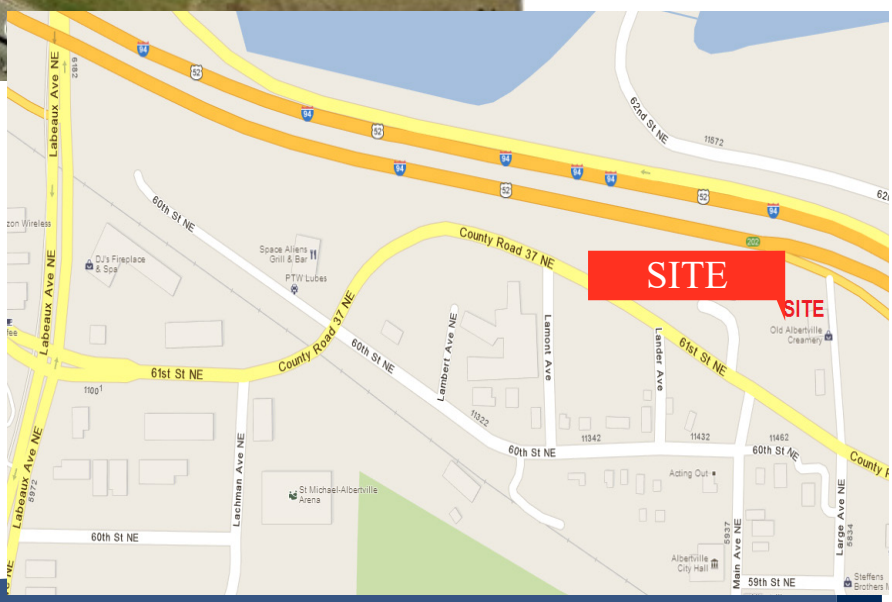
TRAFFIC COUNTS - 2017

* 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.



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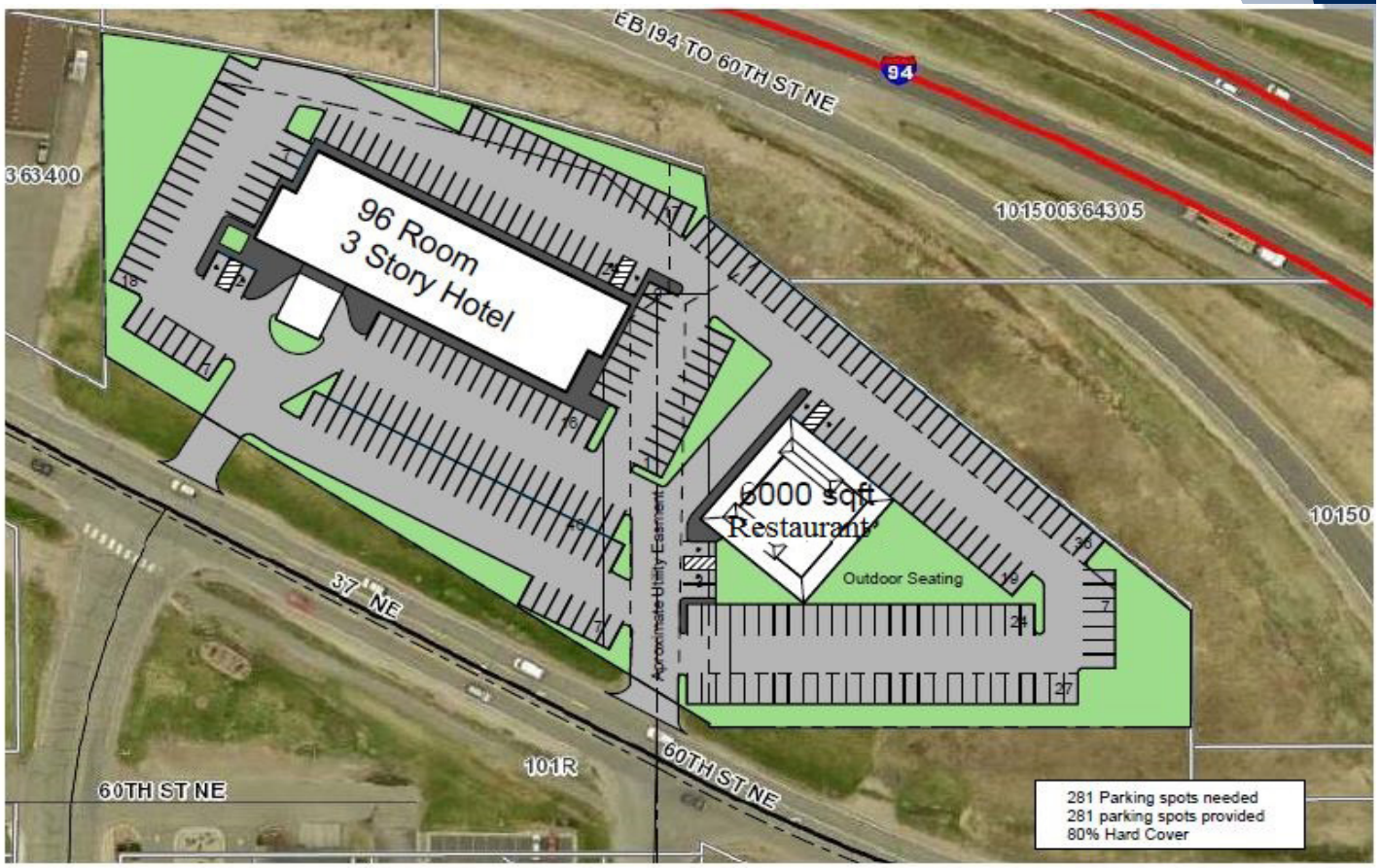

FIRM GROUND architects & engineers

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

CONCEPTUAL PLAN

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