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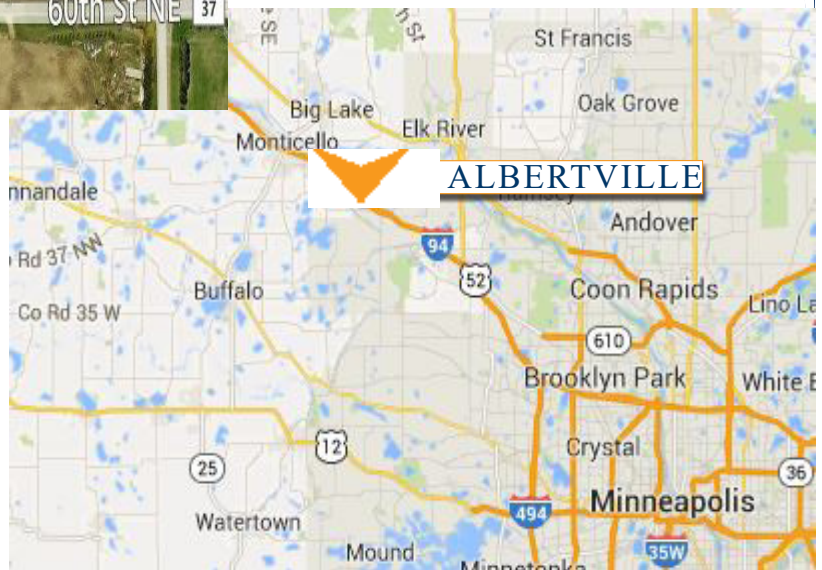
Albertville - Commercial Land  
**FOR SALE**  
60th St. NE & Maciver Ave. NE  
Albertville, MN 55362



**I-94 Visibility  
With Easy Access**

**PROPERTY INFORMATION**

- \* Sales Price **\$5.95/psf**
- \* 26.63 Acres Commercial Land
- \* Wright County
- \* PID 118-800-361400 - 2017 Taxes \$1,186.00
- \* PID 118-199-000100 - 2017 Taxes \$526.00
- \* Quick access to I-94
- \* Great Traffic Counts
- \* Maple Grove is only 15 miles away
- \* Businesses in the area include: Emma Krumbree's Restaurant, minutes from Albertville Premium Outlet Mall, Country Inn & Suites and much more . . .



**Contact:**

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# Albertville - Commercial Land

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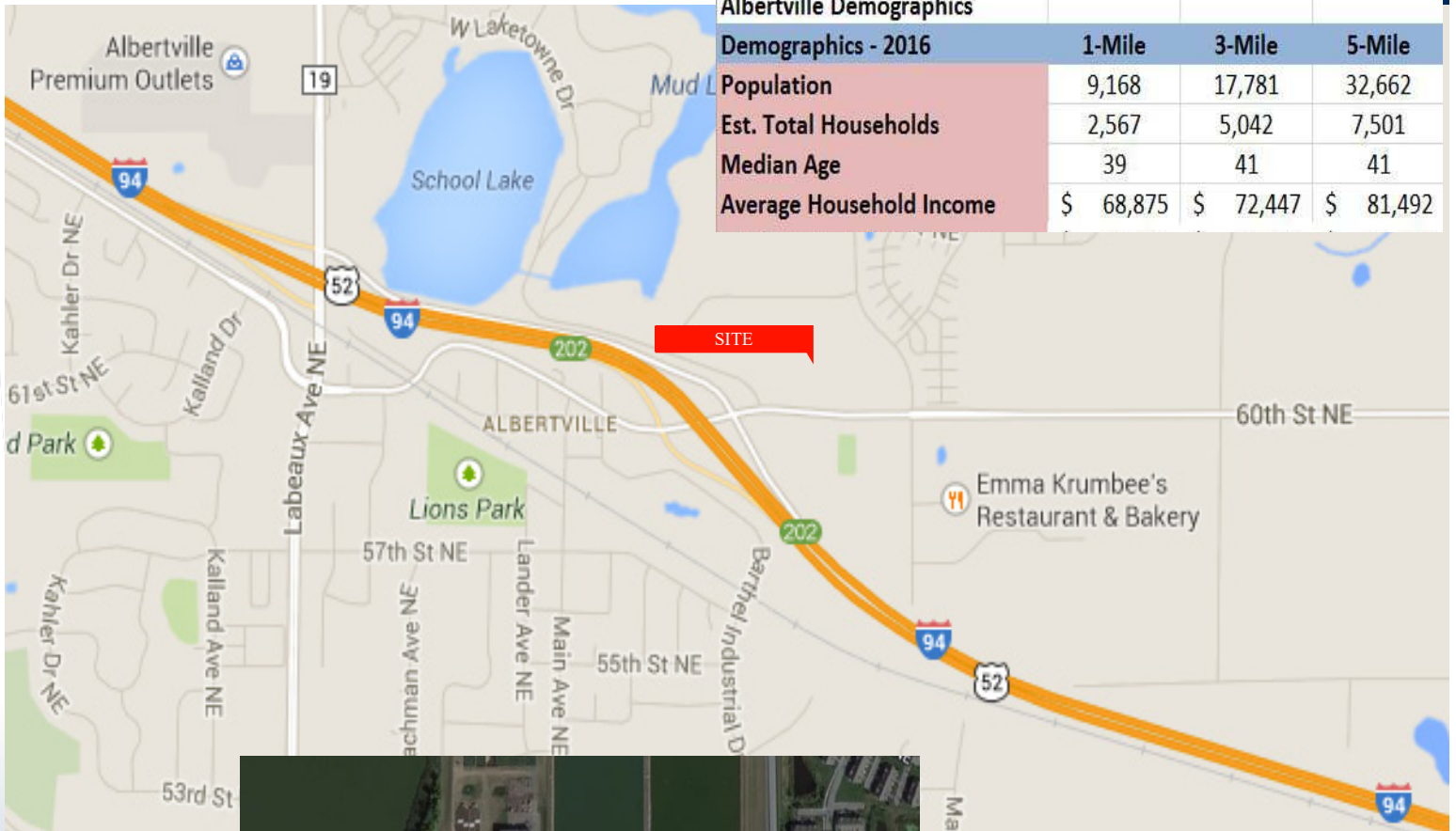
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## TRAFFIC COUNTS - 2017

\* I-94 - 52,000 VPD

\* 60th Street - 5,950 VPD



Albertville Demographics			
Demographics - 2016	1-Mile	3-Mile	5-Mile
Population	9,168	17,781	32,662
Est. Total Households	2,567	5,042	7,501
Median Age	39	41	41
Average Household Income	\$ 68,875	\$ 72,447	\$ 81,492



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