



# Albertville - Commercial Land FOR SALE

5953 Labeaux Ave NE, Albertville, MN 55301

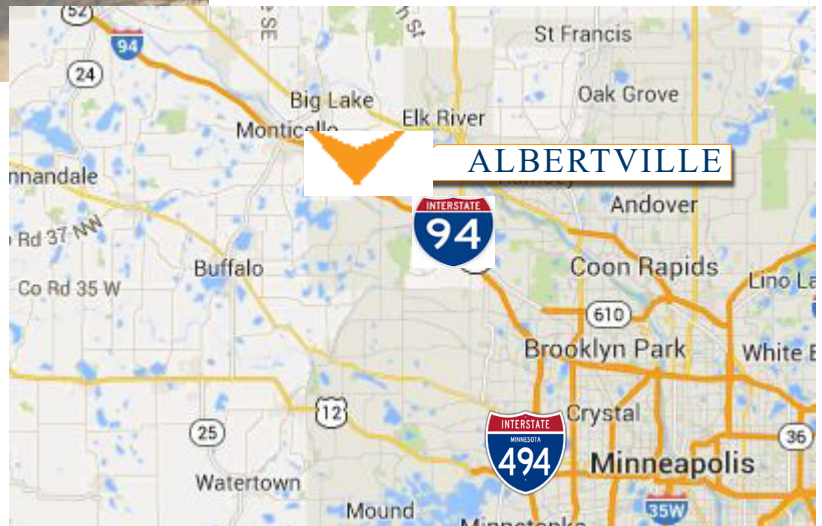
COMMERCIAL REALTY SOLUTIONS  
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## C.R. 19 Frontage

### PROPERTY INFORMATION

- \* Sales Price **\$6.99/psf**
- \* Property is 4.64 Acres (202,118/sf)
- \* Wright County PID 101-500-021101
- \* 2017 Taxes \$5,760.00
- \* Wright County PID 101-500-012200
- \* 2017 Taxes \$2.00
- \* Zoned B-2A Special Business District
- \* Buyer to remove House & Building
- \* Businesses in the area include:  
GoodYear Tire & Services, Dollar Tree,  
Culver's, Casey's Gas Station, Coborn's,  
offices and more . . .



Contact:  
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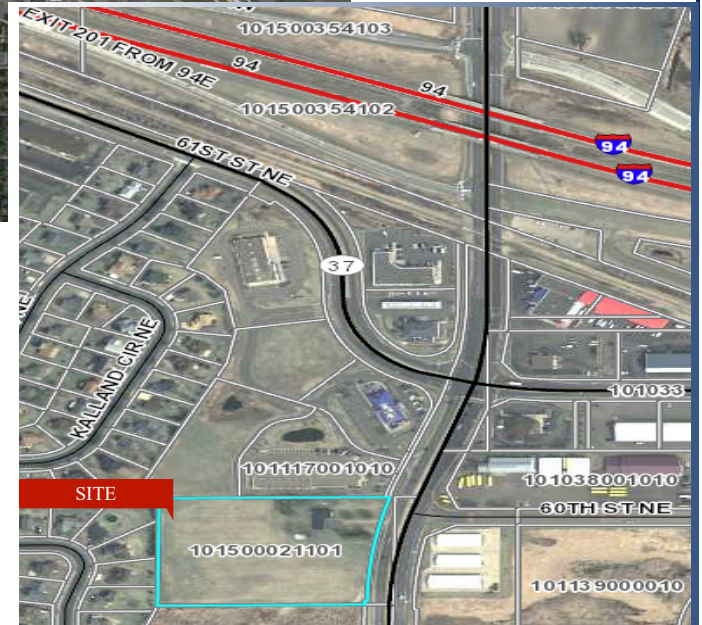
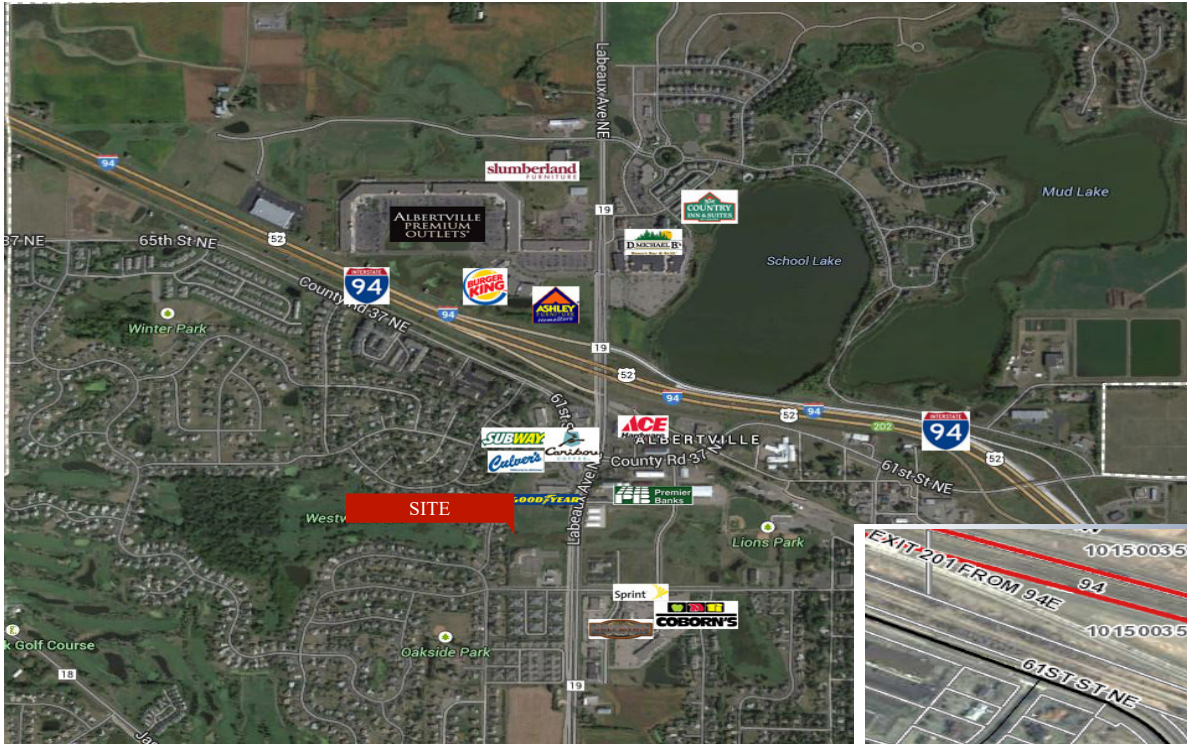
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## TRAFFIC COUNTS - 2017

\* I-94 - 64,000 VPD

\* C.R. 19/Labeaux - 12,900 VPD



### PROPERTY INFORMATION

- \* Located on the South side of I-94
- \* Just 15 Miles to Maple Grove
- \* Labeaux/County Road 19 Frontage



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