



Albertville - Commercial Land FOR SALE

xxx LaCentre Ave NE, Albertville, MN 55301

COMMERCIAL REALTY SOLUTIONS

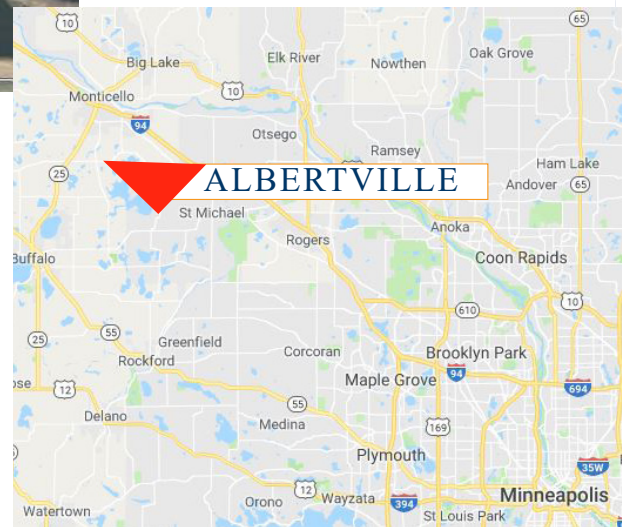


**Great Location
Adjacent to Albertville
Crossings 110,000/sf
Retail Center
Grocery Anchored**

**HUGE PRICE
REDUCTION**

PROPERTY INFORMATION

- * Sales Price ~~\$7.99/psf~~
Reduced to **\$3.99/psf**
- * Parcel is 1.23 Acres (Divisible)
- * Wright County PID 101-092-002010
- * 2019 Taxes \$3,443.00
- * Zoned: B-2A Special Business District
- * Businesses in the area include;
Coborn's, Culver's, Willy McCoy's, Papa Murphy's Pizza, Sherwin Williams, Hong Thai, Caribou Coffee, Space Alien's Grill, Mobil Gas, Casey's, Premier Bank, The Albertville Premium Mall and much more...



Contact:

**WAYNE ELAM
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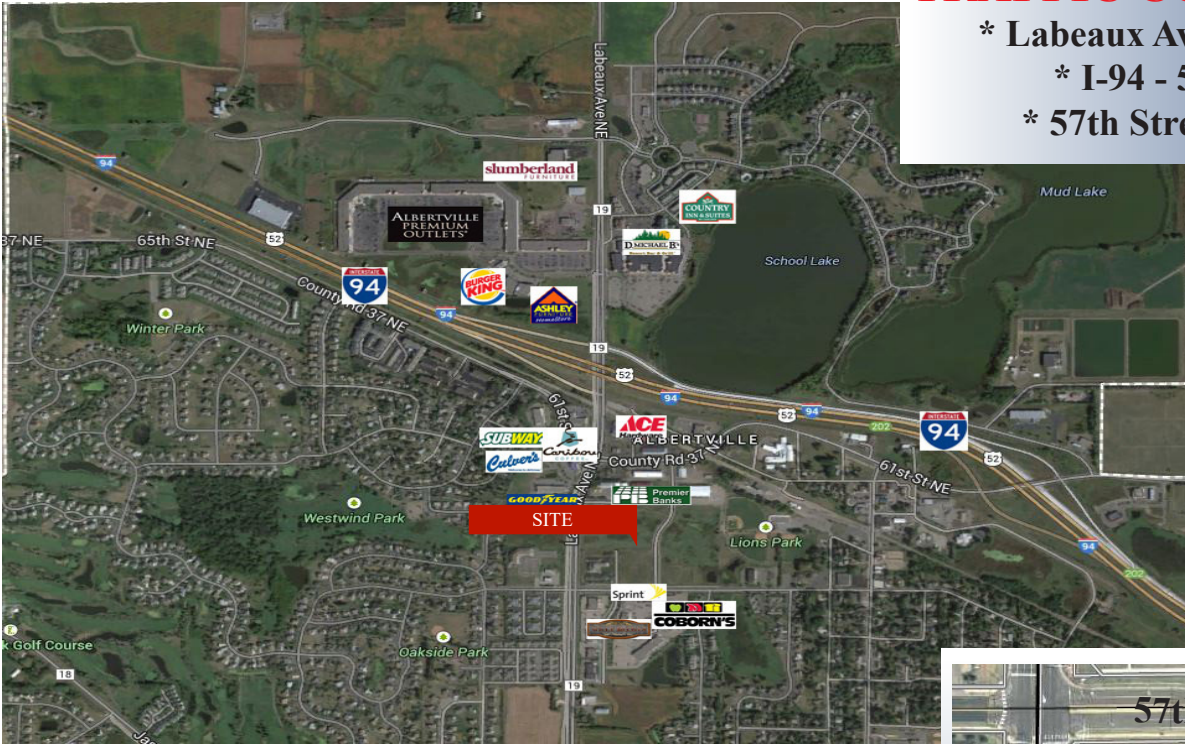
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TRAFFIC COUNTS - 2017

- * Labeaux Ave. - 15,900 VPD
- * I-94 - 52,000 VPD
- * 57th Street - 750 VPD



PROPERTY INFORMATION

- * Located East of C.R. 19/Labeaux Ave
- * Minutes from I-94
- * Just minutes South of the Albertville Premium Outlet Mall
- * South of Proposed New Entertainment Complex!



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