



COMMERCIAL REALTY SOLUTIONS  
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# Albertville - Commercial Land FOR SALE

Lachman/57th St., Albertville, MN 55301



**Great Location  
Directly Across From  
Coborn's Grocery and  
Albertville Crossings  
Retail Center**

57th Street NE

## PROPERTY INFORMATION

- \* Sales Price **\$7.99/psf**
- \* Parcel is 4.26 Acres (Divisible)  
(Approximately 2 Acres Useable)
- \* Wright County
- \* PID 101-115-000020 - 2015 Taxes \$6,704.00
- \* 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:  
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# FOR SALE

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## TRAFFIC COUNTS - 2014

\* Labeaux Ave. - 15,900 VPD

\* I-94 - 52,000 VPD

\* 57th Street - 750 VPD



**Only 1/2 Mile  
From Albertville  
Outlet Mall and  
Other Area  
Retail**

### PROPERTY INFORMATION

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



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