



Albertville - Commercial Land **FOR SALE**

Lachman/57th St., Albertville, MN 55301

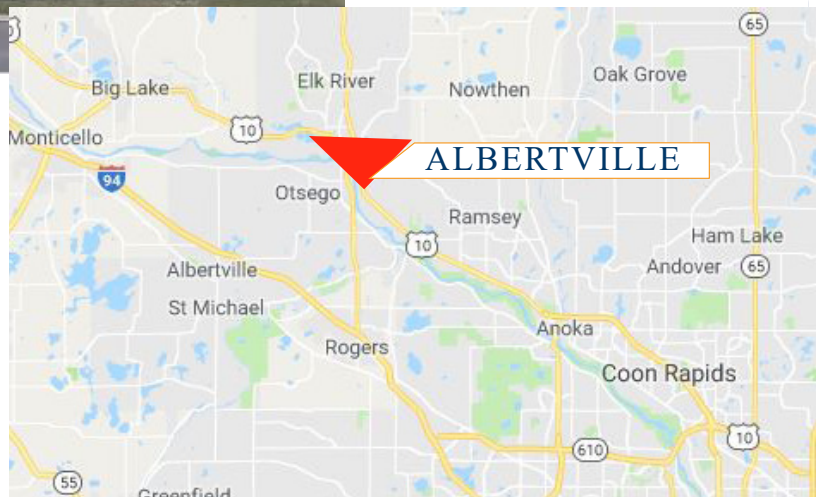
COMMERCIAL REALTY SOLUTIONS



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

PROPERTY INFORMATION

- * Sales Price **\$7.99/psf**
- * Parcel is 4.26 Acres (Divisible)
(Approximately 2 Acres Useable)
- * Wright County
- * PID 101-115-000020 - 2019 Taxes \$4,981.00
- * 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
(763) 229-4982**

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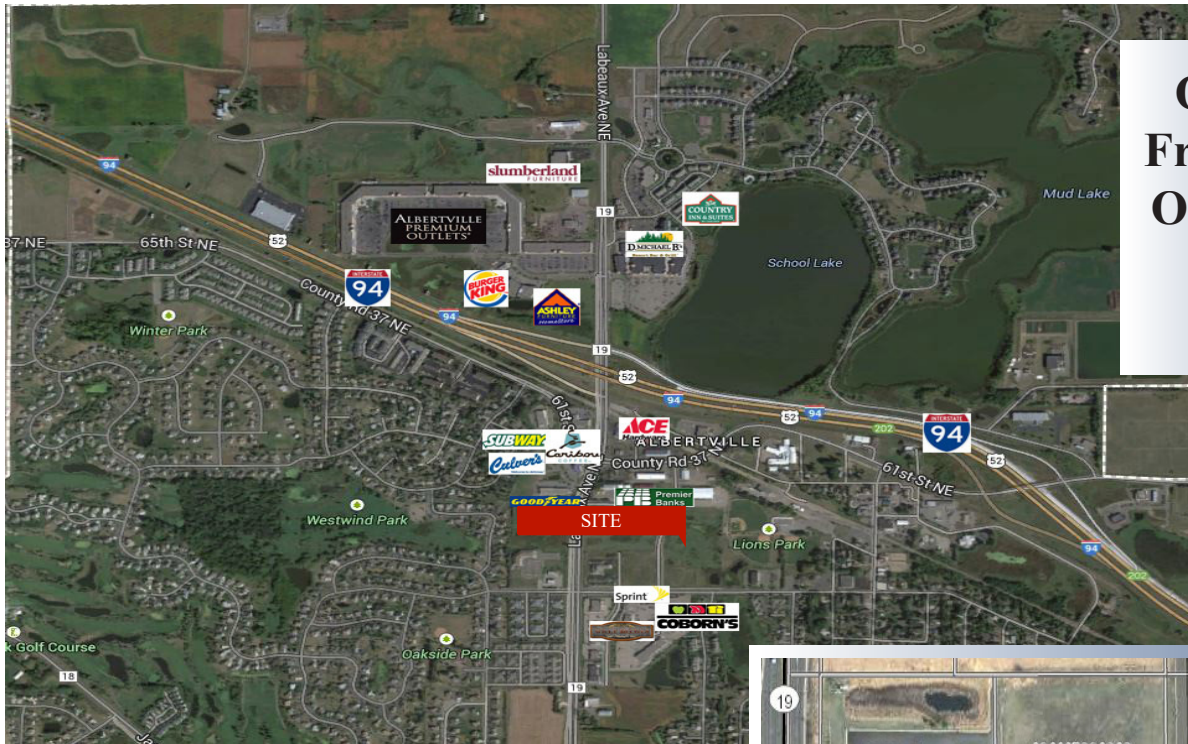
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TRAFFIC COUNTS - 2017

* Labeaux Ave. - 15,900 VPD

* I-94 - 52,000 VPD

* 57th Street - 750 VPD



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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