



COMMERCIAL REALTY SOLUTIONS  
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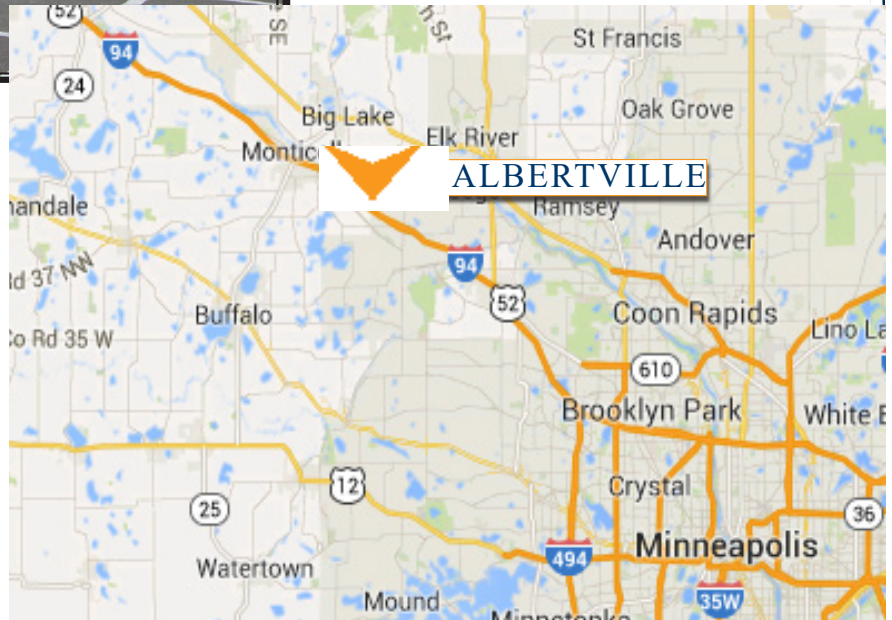
# Albertville - Office Space FOR LEASE

10904 57th St. NE, Albertville, MN 55301



## Great Professional Building!

- \* Lease Price **\$9.00-\$11.00/psf** NNN
- \* Operating Expense: \$5.00/psf
- \* Building is 14,830/sf
- \* Vacancy:
  - Suite 109 241/sf (\$400-\$500/month)
  - Suite 110 1,274/sf
- \* (Minimum 3 Year Lease)
- \* ADA Accessible
- \* Great location for Medical, Dental, Accounting, Financial, Insurance or other . . . .
- \* Easy Access to C.R. 19/Labeaux Ave.
- \* Businesses in the area include:
  - Casey's General Store, Coborn's,
  - Willie McCoy's, Financial Security Bank, Culver's, Dollar Tree, Verizon Wireless and much more!



**Contact:**  
**SHEILA ZACHMAN**  
**(763) 244-0600**  
**SZachman@commrealtysolutions.com**

3 Highway 55 West, Buffalo, MN 55313

office 763 682 2400 fax 763 682 4524

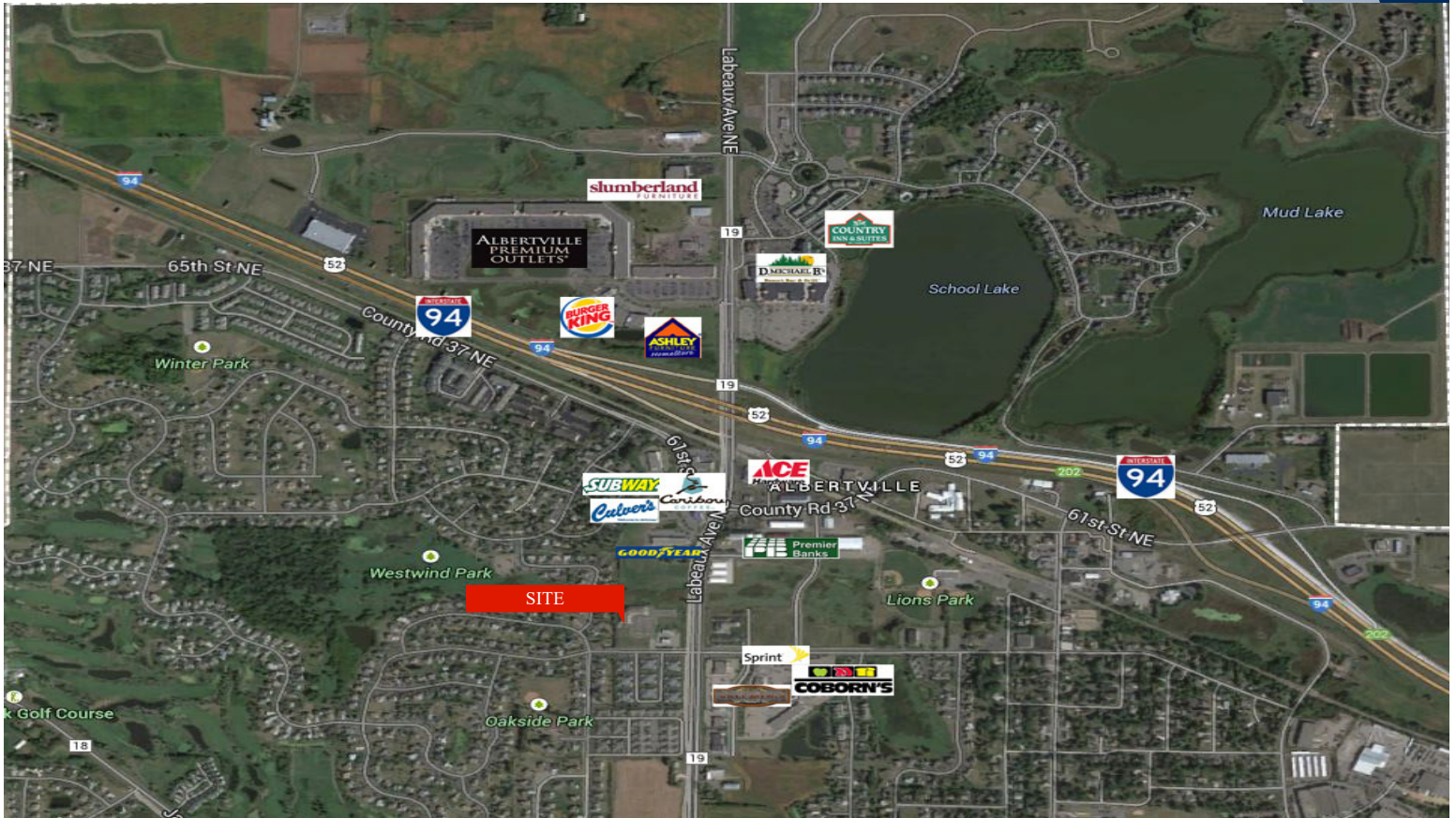
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Professional  
Office  
Building!



## PROPERTY INFORMATION

- \* Great location!
- \* Across from Coborn's and Willie McCoy's
- \* Energy efficient and low operating expenses

## TRAFFIC COUNTS - 2017

- \* I-94 - 52,000 VPD
- \* C.R. 19/Labeaux - 19,100 VPD
- \* C.R. 37 - 6,700 VPD



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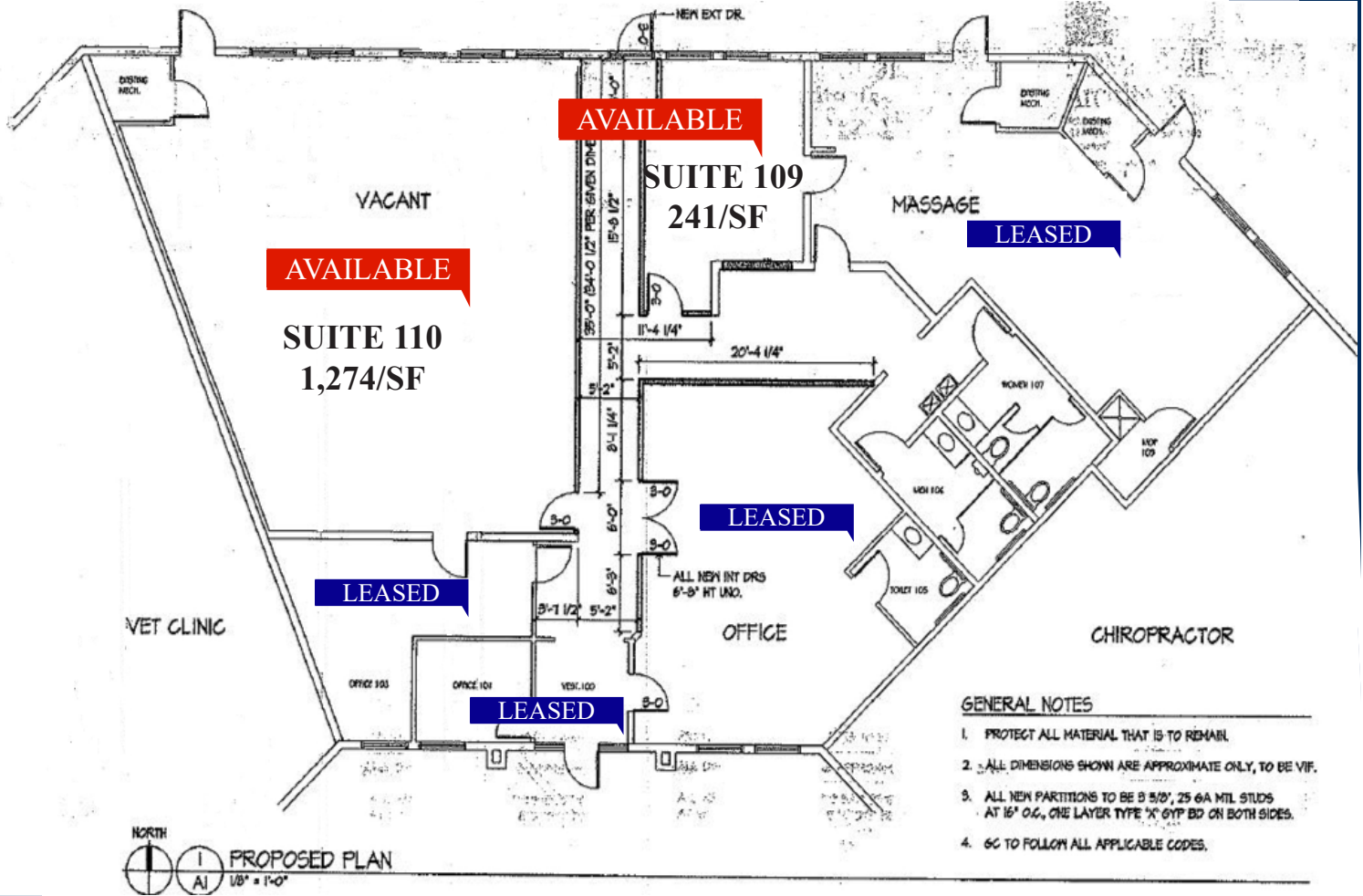


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Floorplan!



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Exterior  
Photos



## PROPERTY INFORMATION

- \* Great commercial building
- \* Multi-Tenant
- \* Professional Building
- \* Near major shopping and services
- \* Central Air
- \* City Water

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