



COMMERCIAL REALTY SOLUTIONS  
www.commrealtysolutions.com

# Albertville - Office Space FOR LEASE

10904 57th St. NE, Albertville, MN 55301



## Great Professional Building!

### PROPERTY INFORMATION

- \* Lease Price **\$9.00-\$11.00/psf** NNN
- \* Operating Expense: **\$5.00/psf**
- \* Building is 14,830/sf
- \* Vacancy:
  - Suite 108, 109,110 4,000/sf (divisible)
  - Suite 111 400-500/sf (w/restroom)
- \* (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 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

Albertville - Office Space

# FOR LEASE

10904 57th St. NE, Albertville, MN 55301

Professional  
Office  
Building!



## PROPERTY INFORMATION

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

## TRAFFIC COUNTS - 2015

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

Contact:

**SHEILA ZACHMAN**

**(763) 244-0600**

**SZachman@commrealtysolutions.com**



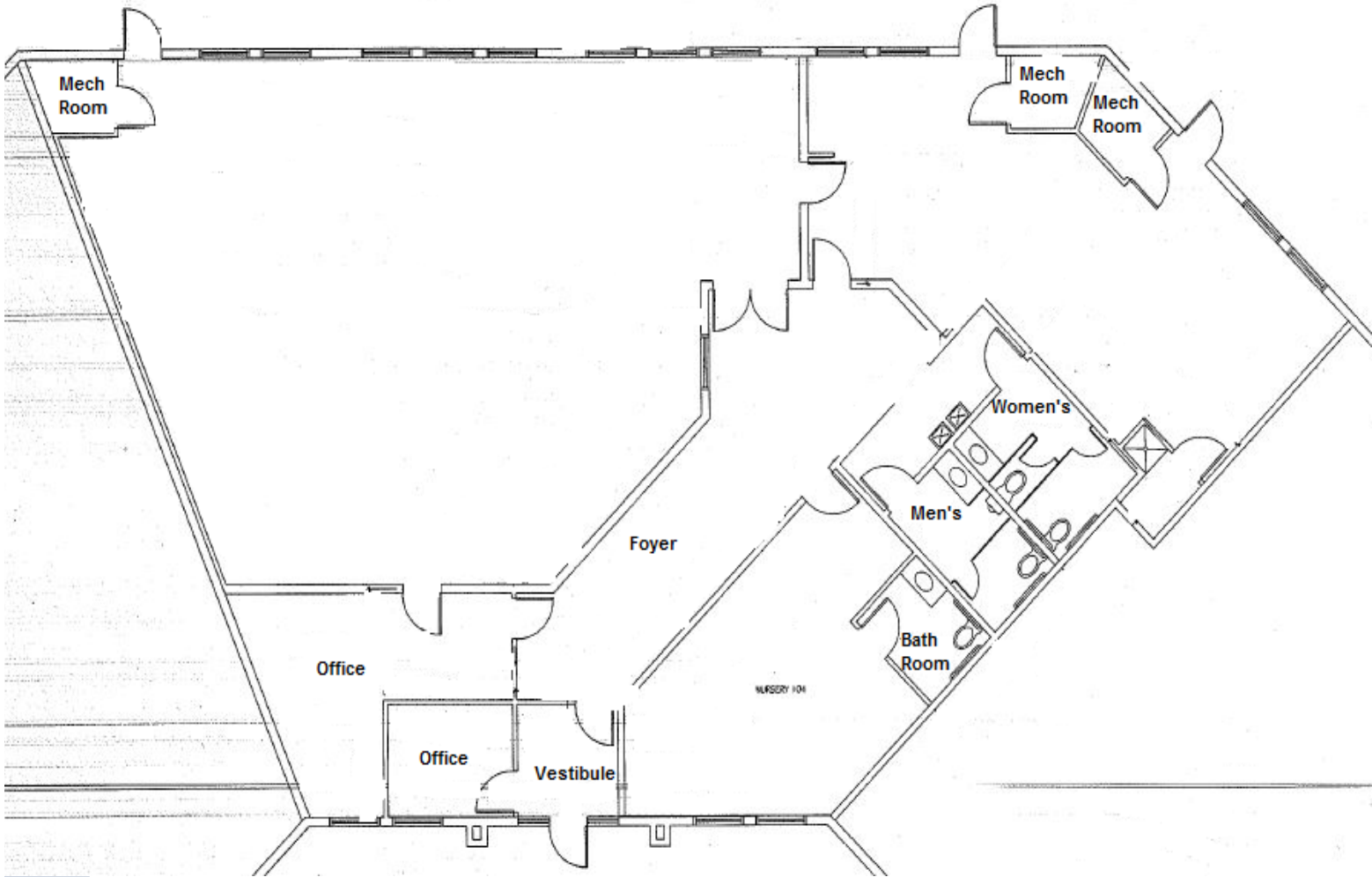
3 Highway 55 West, Buffalo, MN 55313 cell 763 229 4982 office 763 682 2400 fax 763 682 4524 www.commrealtysolutions.com

Albertville - Office Space

# FOR LEASE

10904 57th St. NE, Albertville, MN 55301

Floorplan!



Contact:

**SHEILA ZACHMAN**

**(763) 244-0600**

**SZachman@commrealtysolutions.com**



3 Highway 55 West, Buffalo, MN 55313

cell 763 229 4982

office 763 682 2400

fax 763 682 4524

www.commrealtysolutions.com

Albertville - Office Space

# FOR LEASE

10904 57th St. NE, Albertville, MN 55301

Divisible by  
1,500/sf



**Contact:**

**SHEILA ZACHMAN**

**(763) 244-0600**

**SZachman@commrealtysolutions.com**



3 Highway 55 West, Buffalo, MN 55313

cell 763 229 4982

office 763 682 2400

fax 763 682 4524

[www.commrealtysolutions.com](http://www.commrealtysolutions.com)

Albertville - Office Space

# FOR LEASE

10904 57th St. NE, Albertville, MN 55301

Exterior  
Photos



## PROPERTY INFORMATION

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

Contact:

**SHEILA ZACHMAN**

**(763) 244-0600**

**SZachman@commrealtysolutions.com**



3 Highway 55 West, Buffalo, MN 55313

cell 763 229 4982

office 763 682 2400

fax 763 682 4524

www.commrealtysolutions.com