

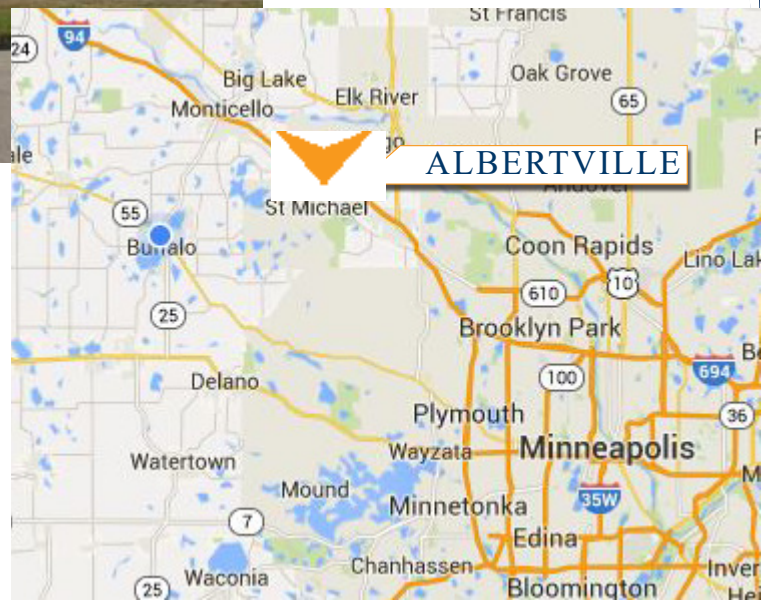
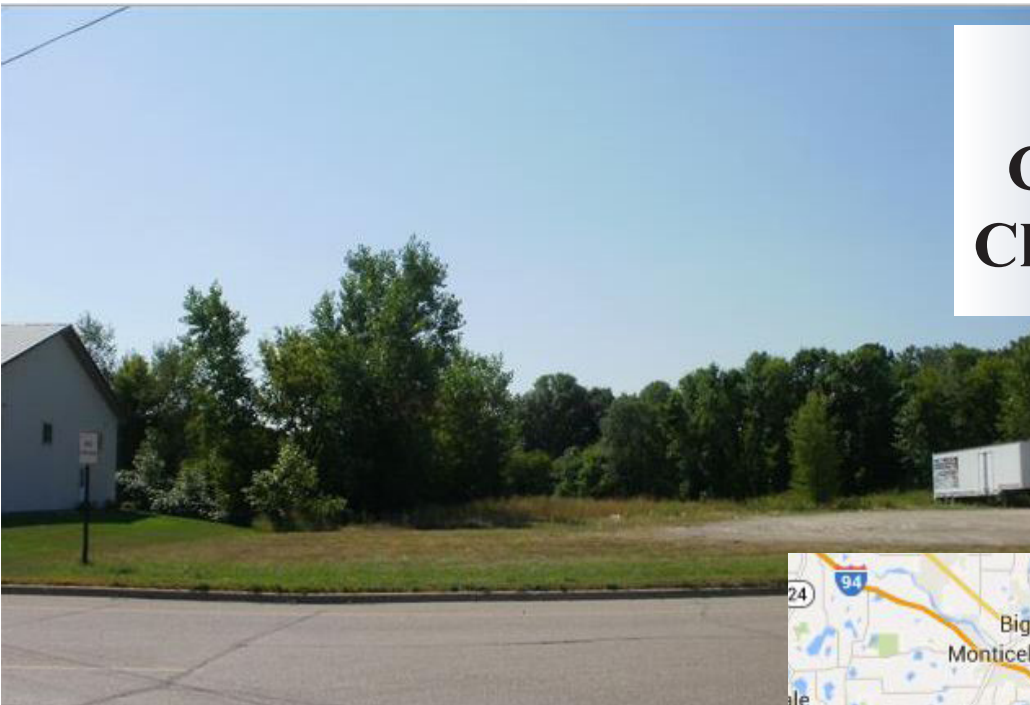


COMMERCIAL REALTY SOLUTIONS  
www.commrealtysolutions.com

# Albertville - Commercial Land FOR SALE

5836 Large Ave., Albertville, MN 55301

Great  
Commercial Site  
Close to Interstate!



## PROPERTY INFORMATION

- \* SALES PRICE **\$299,000.00**
- \* 95,832/sf Lot
- \* Wright County PID 101.500.011202 (1.52 Acres)
- \* 2017 Taxes \$7,314.00
- \* Wright County PID 101.500.011226 (.67 Acres)
- \* 2017 Taxes \$1,694.00
- \* Zoning: B-4 General Business
- \* Minutes to I-94 with Easy Access
- \* Businesses in the area include:  
Taco Johns, Albertville City Hall, Emma  
Krumbee's Restaurant, Space Aliens Grill,  
and much more!



**Contact:**  
**WAYNE ELAM**  
**(763) 229-4982**  
**WElam@commrealtysolutions.com**

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

# Albertville - Commercial Land

# FOR SALE

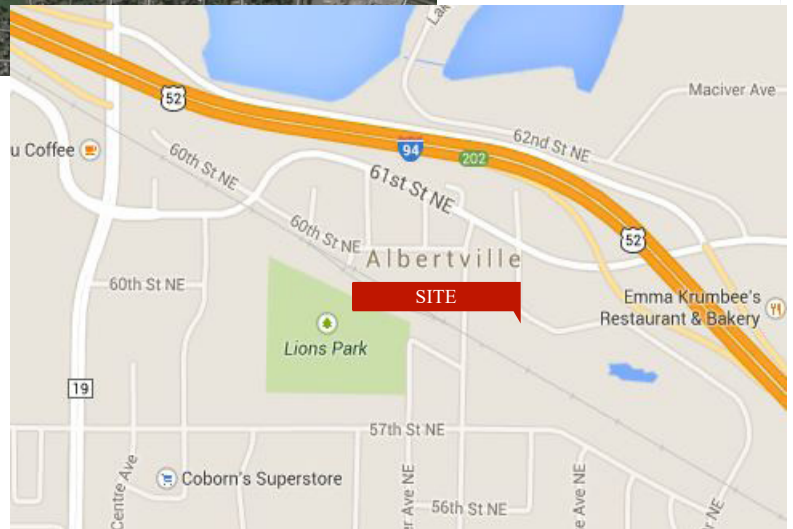
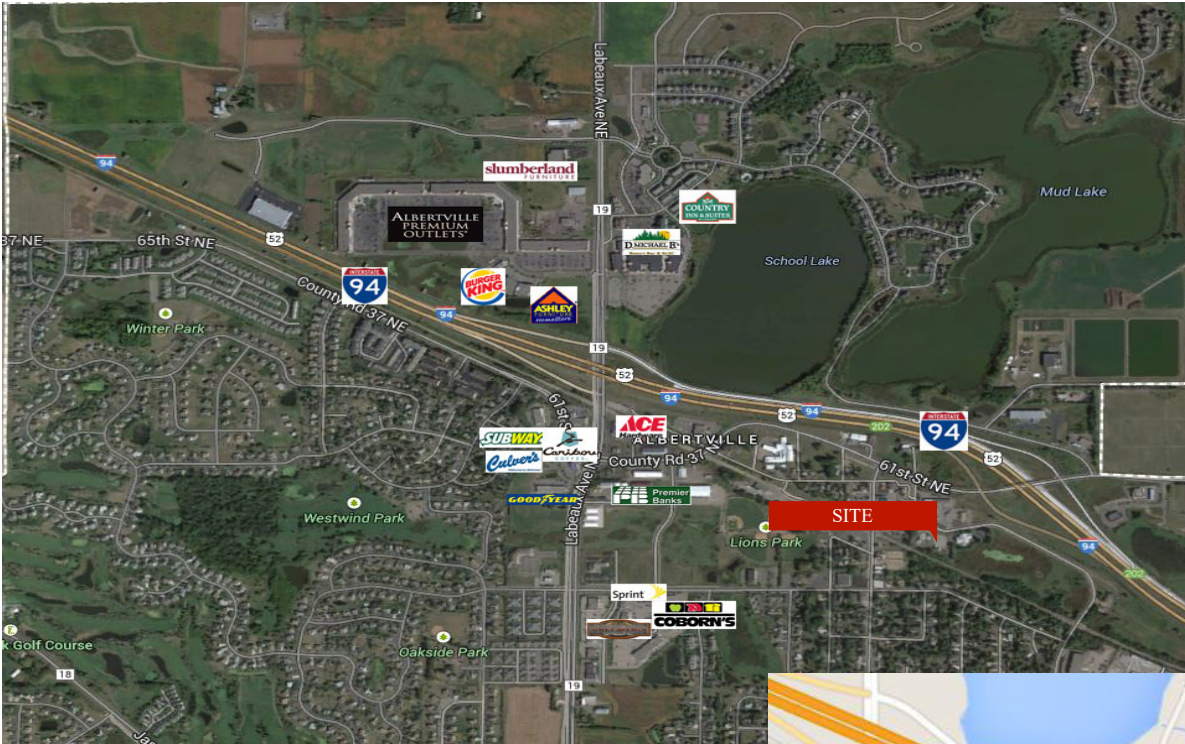
5836 Large Ave., Albertville, MN 55301

## TRAFFIC COUNTS - 2017

\* I-94 - 59,000 VPD

\* County Road 37 - 25,701 VPD

\* Large Ave. NE - 2,550 VPD



### PROPERTY INFORMATION

- \* Located South of County Road 37 NE on Large Avenue NE. Property on the South side of the road
- \* South side of I-94
- \* Minutes from I-94 with easy access



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Albertville - Commercial Land

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2 Parcels  
One Price!



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