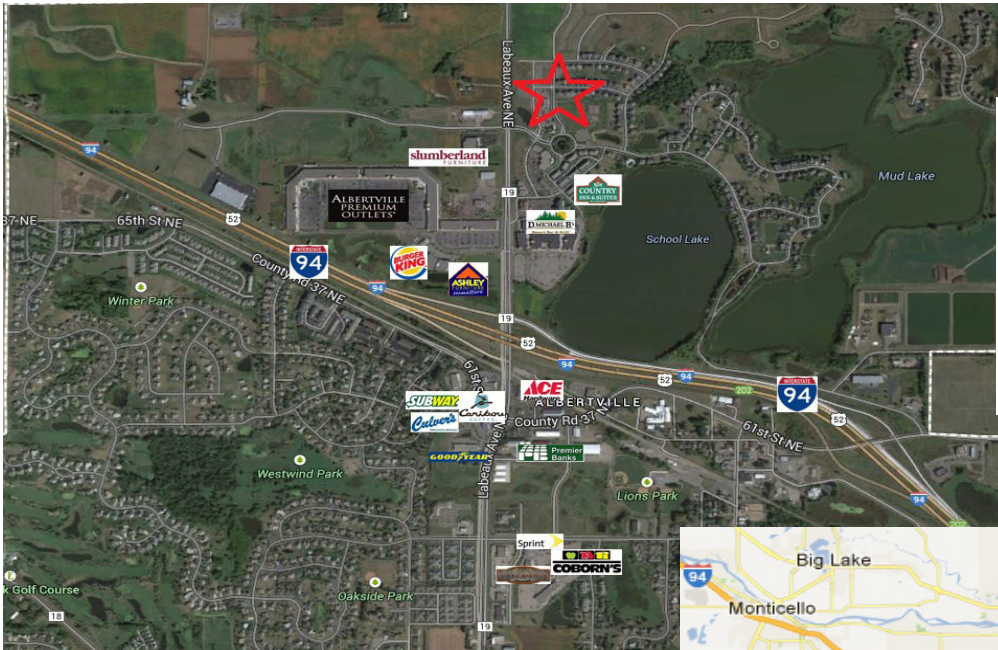




COMMERCIAL REALTY SOLUTIONS
www.commrealtysolutions.com

Albertville - The Shoppes of Towne Lakes FOR SALE

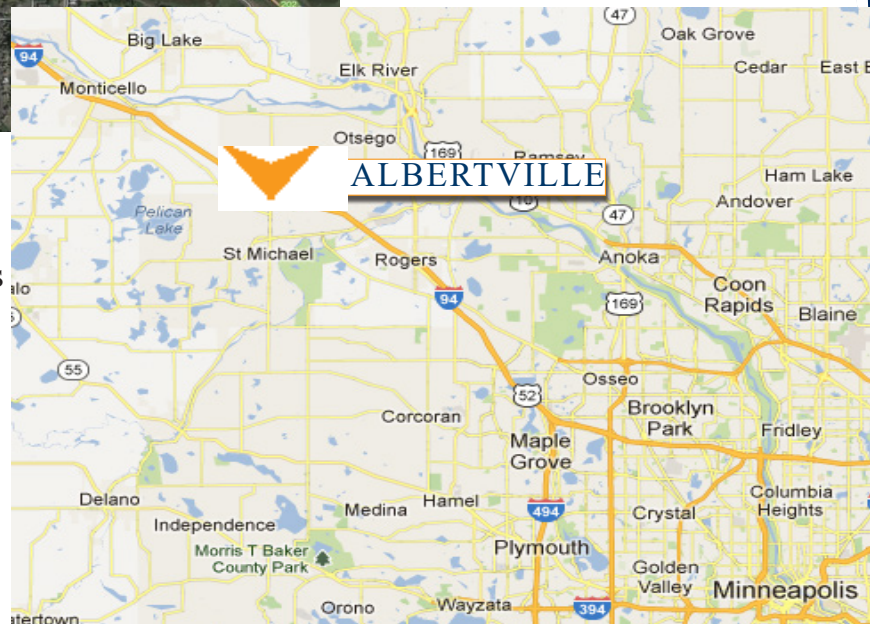
Albertville, MN 55301



Join the
Albertville Outlet
Mall Retail Area!

PROPERTY INFORMATION

- * Multiple Lots For Sale
- * Sizes Range From 44,945/sf to 7.63 Acres of Commercial Land
- * Lots priced from **\$5.00 - \$9.00/psf**
- * Located near the Albertville Premium Outlet Mall
- * Check out the Shoppes nearby at <http://www.premiumoutlets.com>
- * Zoning: B-2A Special Business District
- * City of Albertville is one of the fastest growing areas in the state!
- * South of future Inter-Change at County Road 19 and County Road 37



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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Albertville - The Shoppes of Towne Lakes

FOR SALE

Albertville, MN 55301

TRAFFIC COUNTS - 2017

* I-94 - 72,000 VPD

* County Road 19 - 16,700 VPD

PROPERTY INFORMATION



* **Outlot A** - 7.63 Acres (Divisible)

Sales Price \$5.00/psf

Wright County PID 101-113-000010

2018 Taxes \$6,880.00

* **Lot 1** - 53,029/sf (1.23 Acres)

(Has footings for a 10,000/sf Building 50' x 200') and 42 Parking Spaces)

Sales Price \$7.00/psf

Wright County PID 101-116-001010

2018 Taxes \$4,186.00

* **Lot 2** - 53,200/sf (1.22 Acres)

Sales Price \$7.00/psf

Wright County PID 101-116-001020

2018 Taxes \$6,032.00

* **Lot 3** - 44,945/sf (1.03 Acres)

(Has footings for an 8,000/sf Building with 44 Parking spaces)

Sales Price \$9.00/psf

Wright County PID 101-116-001030

2018 Taxes \$5,096.00

* **Lot 4** - 53,264/sf (1.22 Acres)

(Lot has a 5,000/sf Building Shell 50' x 100' and 71 Parking Spaces)

Sales Price \$449,000.00

Wright County PID 101-116-001040

2018 Taxes \$10,788.00

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West bound Off ramp to County Road 19 allows for easy access!

County Road 38/70th Street extends thru to Highway 101!



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