

COMMERCIAL REALTY SOLUTIONS

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For Sale

Industrial Development Land

xxx 70th Street NE, Albertville 55301

PROPERTY INFORMATION

* Sales Price \$2,895,000.00

Reduced to **\$2,595,000.00**

- * Lot is 39.59 Acres
- * Wright County
- * PID 101.500.351200 2025 Taxes \$2,494.00
- * Zoning: I-1 Limited Industrial
- * Businesses in Area Include:

Albertville Premium Outlet Mall, Country Inn & Suites, Starbucks, Welcome Furniture, Five Guys, Kwik Trip, Ashley Home Store, Slumberland Furniture, Taco Bell, Caribou Coffee, Culver's, Ace Hardware and more...



Contact: WAYNE ELAM (763) 229-4982 WElam@crs-mn.com

3 Highway 55 West, Buffalo, MN 55313-4320 | 763-682-2400 | info@crs-mn.com

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LOCATION INFORMATION

- * Located 1 Mile North of I-94 at Albertville Exit
- * West Side of C.R. 19/Labeaux Ave on 70th St
- * Excellent Access to I-94
- * 15 Miles to I-494
- * Near Many Services and Businesses

TRAFFIC COUNTS - 2024 * I-94 - 53,953 VPD * Labeaux Ave NE - 9,600 VPD



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