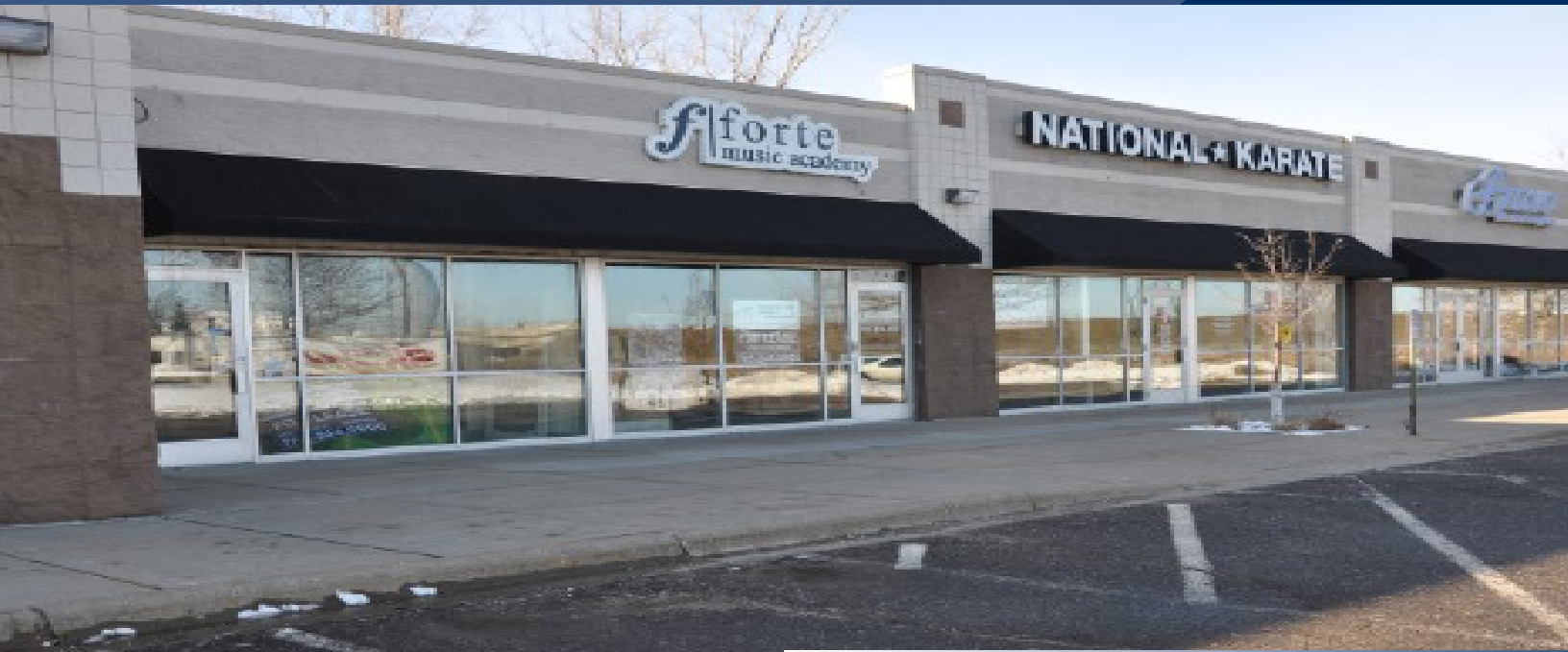


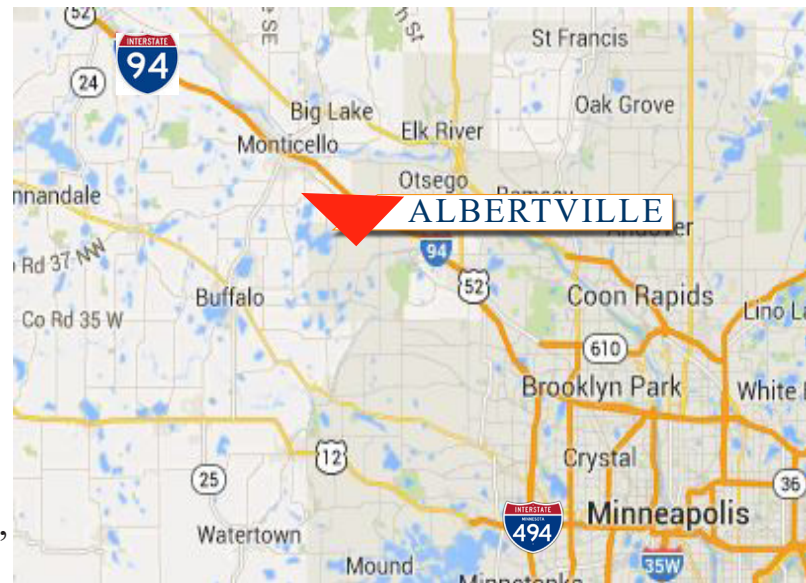
For Lease Commercial Building - Albertville Plaza 11011 61st St. NE, Albertville 55301



**Great location for
Office or Retail!**

PROPERTY INFORMATION

- * Lease Price **\$12.00/psf** NNN Lease
- * Operating Expenses \$5.25/psf
- * Building is 11,713/sf
- * Availability:
 - Suite 130 - 1,268/sf
 - Suite 140 - 2,620/sf
- * Wright County PID 101-078-001010
- * Businesses in the area include: Culver's, Caribou, Kremer Toy & Hobby, National Karate, Verizon, Ace Hardware, Subway, GoodYear Tire, Taco Bell, Dollar Tree and more!



Contact:

SHEILA ZACHMAN

(763) 244-0600

SZachman@commrealtysolutions.com



COMMERCIAL REALTY SOLUTIONS

For Lease Commercial Building - Albertville Plaza 11011 61st St. NE, Albertville 55301



LOCATION INFORMATION

- * I-94 Visibility
- * South of I-94
- * Located near intersection of County Road 19 (LaBeaux) and County Road 37
- * Dedicated turn lane
- * 25' pylon sign available
- * Close to the Albertville Premium Outlet Mall
- * Located near lots of retail and services!



TRAFFIC COUNTS - 2018

- * I-94 - 71,000 VPD
- * C.R. 19/LaBeaux - 19,100 VPD
- * C.R. 37 - 6,700 VPD

Contact:

SHEILA ZACHMAN

(763) 244-0600

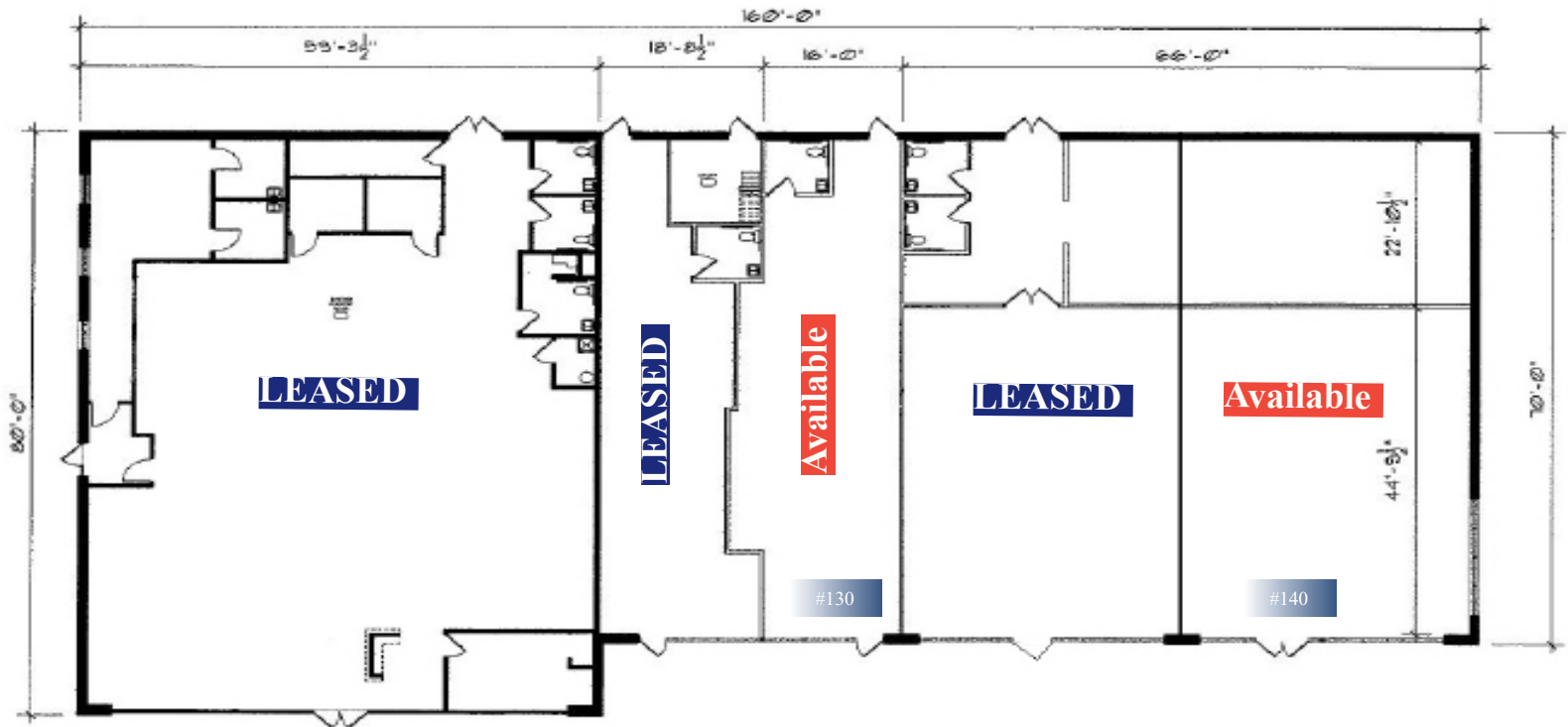
SZachman@commrealtysolutions.com



COMMERCIAL REALTY SOLUTIONS

For Lease Commercial Building - Albertville Plaza 11011 61st St. NE, Albertville 55301

Front and Rear Entries to Building



PROPERTY INFORMATION

- * Great location for Retail
- * Quick and easy access to C.R. 19/LaBeaux Ave
- * Building fully Sprinklered
- * Separate Restrooms in each Suite
- * HVAC Rooftop Units

Contact:

SHEILA ZACHMAN

(763) 244-0600

SZachman@commrealtysolutions.com