COMMERCIAL REALTY SOLUTIONS

# For Sale
# Commercial Land - 1.53 Acres
# 110xx 61st St. NE, Albertville 55301

## PROPERTY INFORMATION

* Sales Price ~~$4.00/psf~~
  Reduced to **$3.50/psf**
* Lot is 1.53 Acres
* Wright County PID 101-078-001020
* 2022 Taxes $7,350.00
* Zoned: B-2 Business
* Businesses in the Area Include:
  Goodyear Tire, Culver's, Caribou Coffee, Ace Hardware, Dollar Tree, Taco Bell, Kremer Toy & Hobby and more.

**Contact:**
**SHEILA ZACHMAN**
**(763) 244-0600**
**SZachman@crs-mn.com**





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## LOCATION INFORMATION

* South of I-94
* West of Labeaux
* Located Near Intersection of Labeaux (Cty Rd 19 and Cty Rd 37)
* Near/South of Albertville Premium Outlet Mall
* I-94 Visibility

## TRAFFIC COUNTS - 2021

*** Labeaux/Cty Rd 19 - 16,700 VPD**
*** 61st Ave/Cty Rd 37 - 7,200 VPD**


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