



COMMERCIAL REALTY SOLUTIONS

# For Sale Commercial Land - 1.93 Acres 110xx 61st St. NE, Albertville 55301



## PROPERTY INFORMATION

- \* Sales Price ~~\$3.50/psf~~  
Reduced to **\$3.00/psf**
- \* Lot is 1.93 Acres
- \* Wright County PID 101-117-001020
- \* 2024 Taxes \$5,016.00
- \* 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:**  
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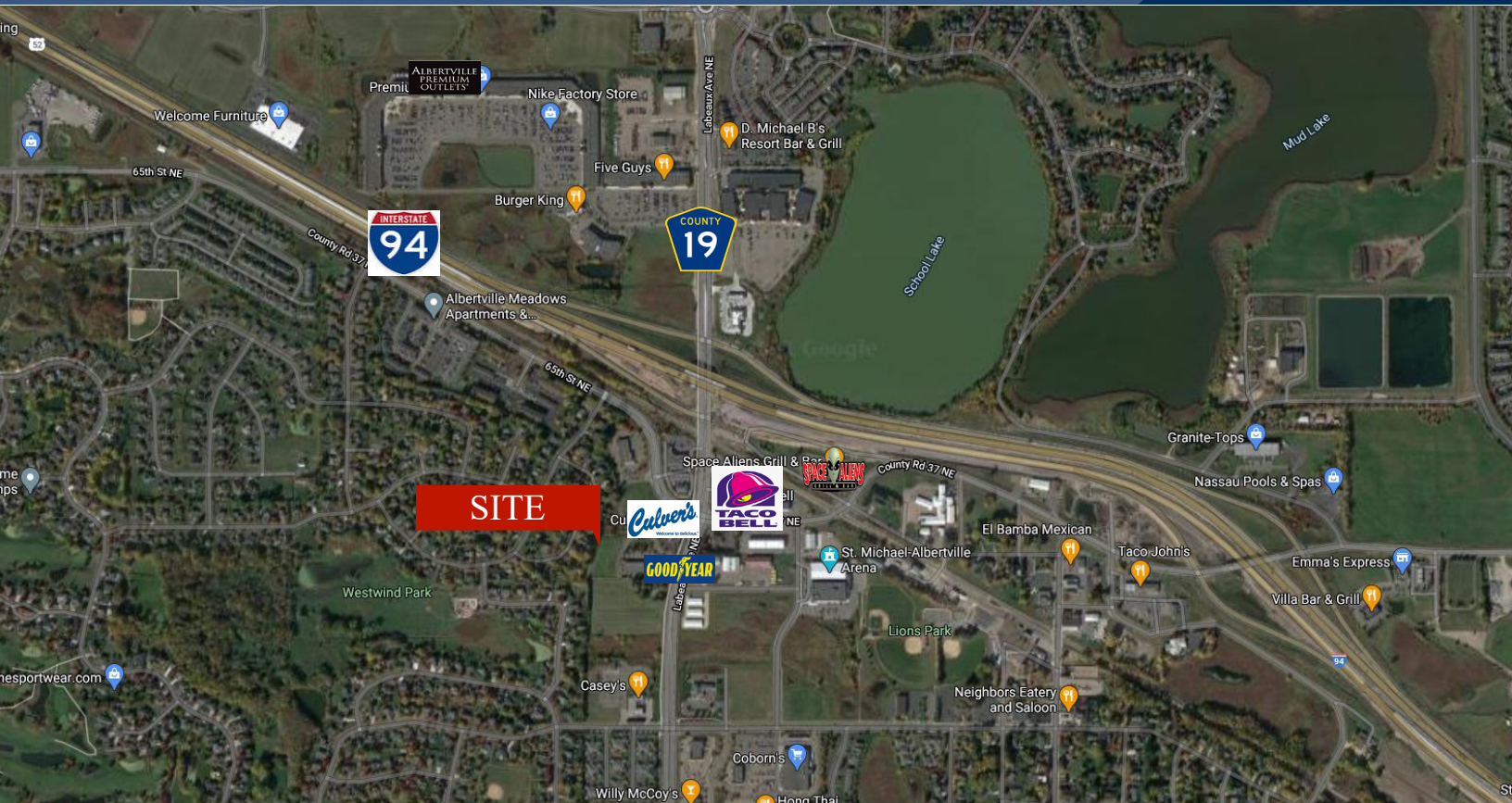
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## LOCATION INFORMATION

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



## TRAFFIC COUNTS - 2023

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

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